

1240 N Midvale Place

1240 N MIDVALE PLACE
DPD PROJECT #3017878
DESIGN RECOMMENDATION MEETING
03.30.2015

caron

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PROJECT INTRODUCTION

PROJECT ADDRESS:
1240 N Midvale Place
Seattle, WA 98103

DPD PROJECT #:
3017878

PARCEL:
7721100005

ZONING:
NC2P-40

SITE AREA:
5,833 SF

URBAN VILLAGE OVERLAY:
Wallingford Residential

PARKING REQUIREMENT:
None

PROJECT TEAM:
ARCHITECT
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OWNER/DEVELOPER:
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DEVELOPMENT OBJECTIVES

The proposed development will create a 4 story urban mixed-use building, in the preferred option, with 30 dwelling units and 2,300 square feet of office/commercial space. No vehicular parking is proposed. Bicycle storage for 30, will be provided at ground level within the building for the residents and the office/commercial spaces.

The structure will fill the triangular shaped site. Ground level spaces will be for commercial use and small portion of the facade will be used for service entry, and a residential entrance lobby. Amenity space will be located on the 2nd level deck and on roof deck, for residents to entertain and relax. The roof deck provides views of the neighborhood to the west and north.

CONTEXT

The project site, located at 1240 N Midvale Place, is situated toward the west end of a major thoroughfare that is lined with numerous businesses, restaurants, and shops. There is frequent public transportation along 45th Street and Stone Way, providing numerous bus stops within a couple blocks of the project site. The streets of the neighborhood are pedestrian friendly; vehicular parking is generally in garages or on street.

Area amenities include the Woodland Park and Woodland Park Zoo, both are a few blocks to the north; Green Lake is a short distance to the north; Gas Works Park is located south of the site, and Wallingford Playfield is available for sports and family fun to the southeast. Lincoln High School is located 3 blocks to the southeast. There is easy access to Aurora (SR 99), which is 2 blocks to the west, and Interstate 5 is accessible via N 45th St. to the east.

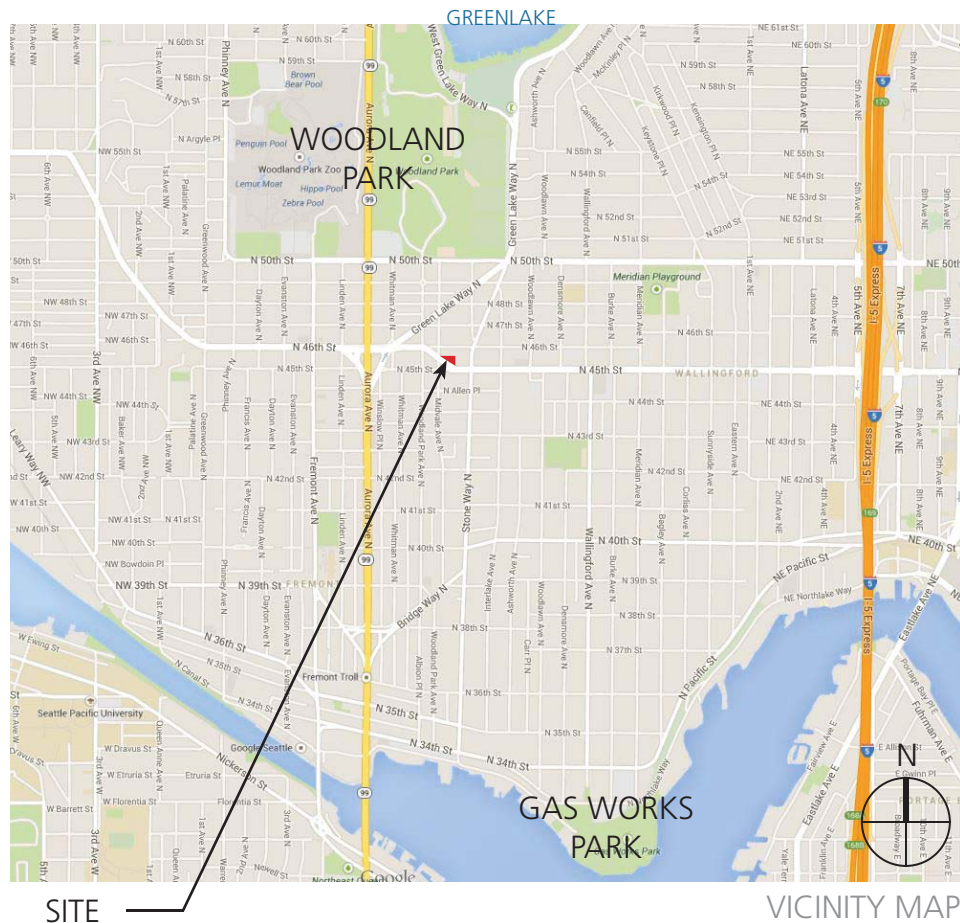
DEVELOPMENT STATISTICS

Zoning:	NC2P-40
Lot Size:	5,833 SF
Far:	3.25
Allowable Far:	17,499 SF
Proposed Units:	30 Units
Parking:	NA

PROJECT HISTORY

Early Design Guidance Meeting Date: 10-13-2014
MUP Submittal Date: 11-14-2014

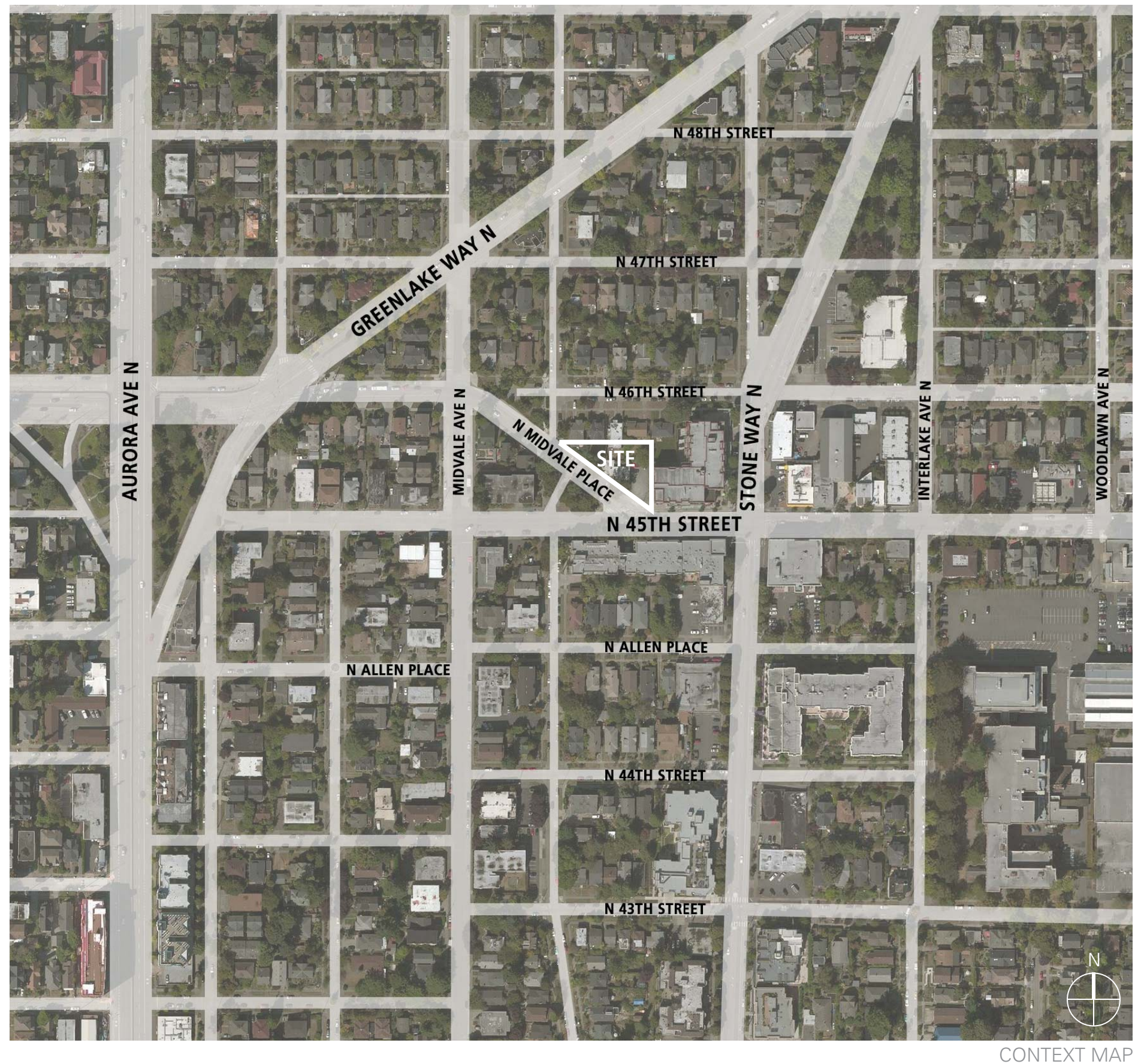
PROJECT INFORMATION



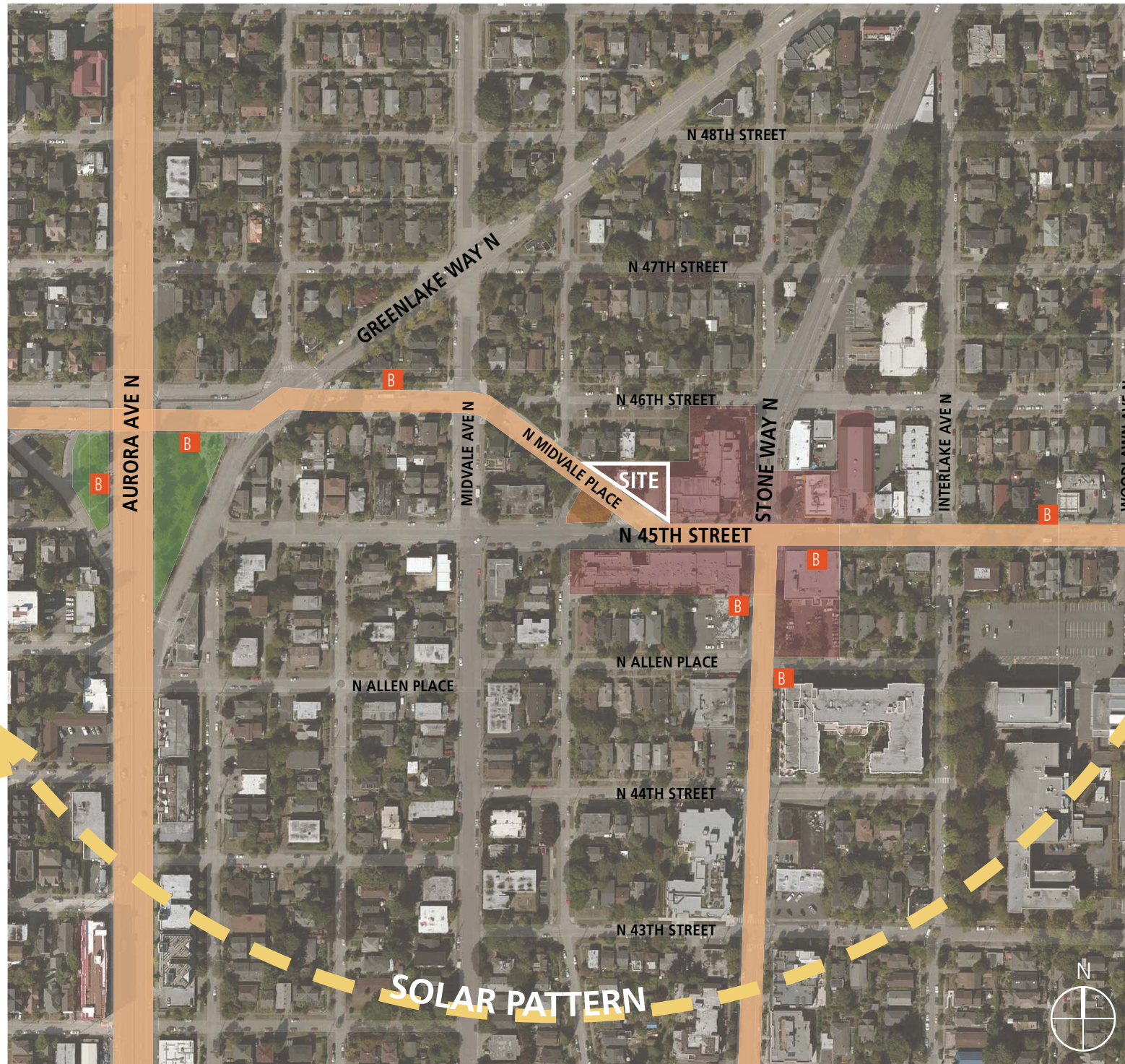
SITE DESCRIPTION

The project site is located at 1240 N Midvale Place between Aurora and Stone Way and is just a few blocks south of Woodland Park. North 45th Street is a major arterial with heavy traffic at rush hour and on weekends. There is also a significant amount of pedestrian traffic along N 45th St. and Stone Way. Three bus routes operate within a block or two of the site, and there is easy access to Aurora, which is two blocks west. Woodland Park and Woodland Park Zoo are located 4 to 5 blocks north and are within walking distance. The area boasts many restaurants and shops, and there are pharmacies and grocery stores within 2 blocks. The Post office is 2 blocks north of the project site.

The site is relatively flat, sloping minimally to the south without opportunity for views; as the structures to the south are 4 stories tall, and there are no territorial views to the east or west. Across the street facing the project site is a densely vegetated and treed lot. Neighbors to the north are single family residences with rear yards adjacent to the shared lot line. The Neighbor to the east is a 4 story Mixed-Use building with parking garage access on the east shared property line. Two large street trees are located in the R.O.W., in front of the project site.



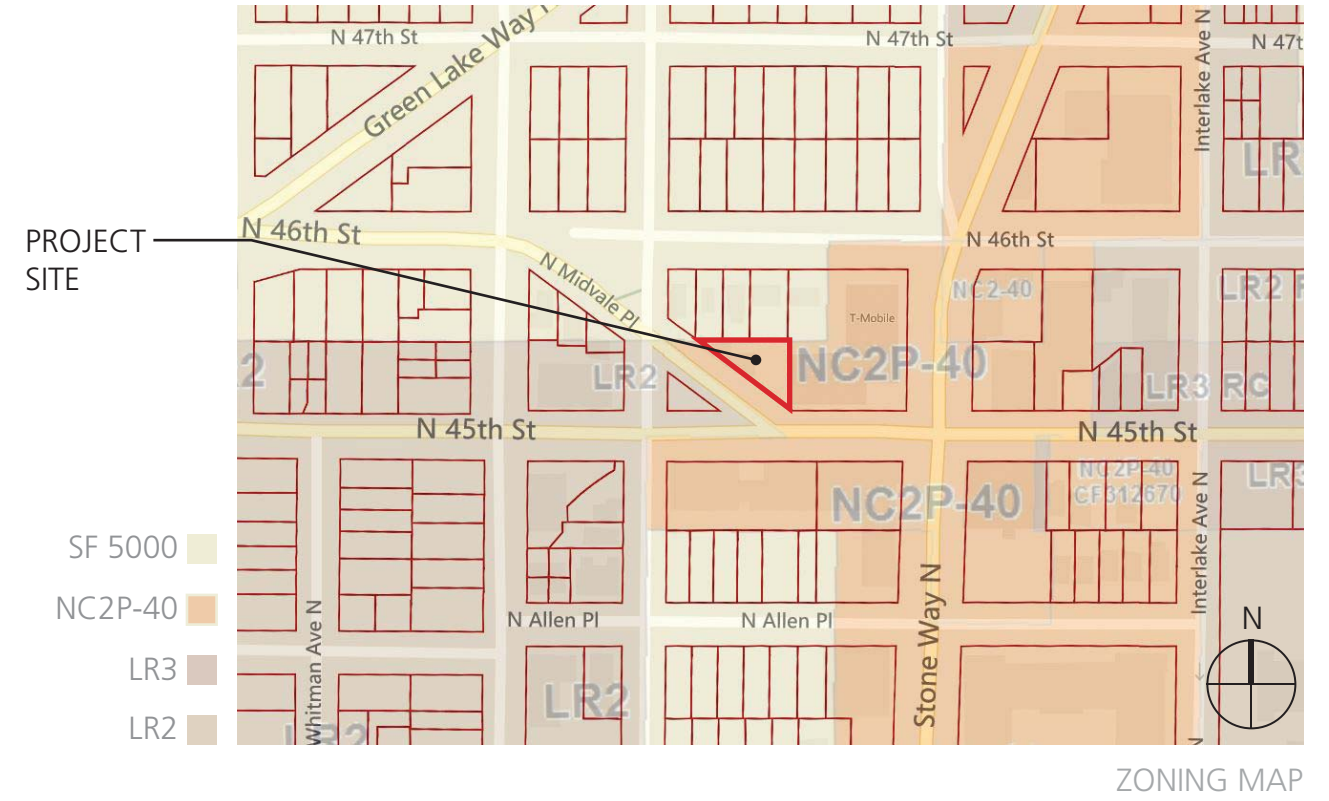
CONTEXT ANALYSIS



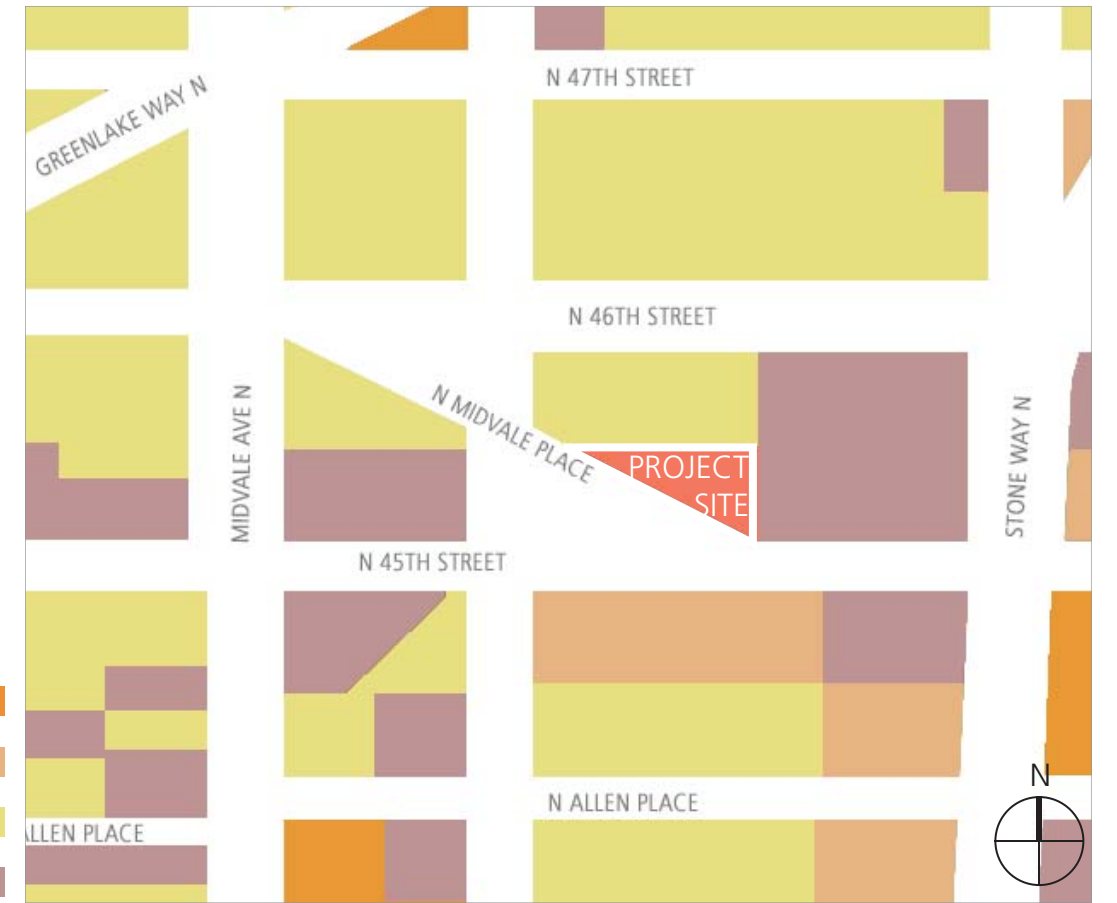
- PEDESTRIAN OVERLAY
- BUS STOPS
- TRANSIT ROUTES
- SOLAR PATTERN
- PARK SPACE

9 BLOCK CONTEXT MAP

- OFFICE
- COMMERCIAL
- SINGLE FAMILY
- MULTI-FAMILY



ZONING MAP



NEIGHBORING USES

SITE CONTEXT

LAND USE ANALYSIS TABLE - NC2P - 40			
SMC TITLE		SMC REQUIREMENT	COMPLIANCE/REFERENCE
23.47A.004	PERMITTED AND PROHIBITED USES	TABLE A: OFFICE & COMMERCIAL USE IS PERMITTED @ 25,000 SF; MULTI-FAMILY IS PERMITTED OUTRIGHT	COMPLIANT
23.47A.005	STREET LEVEL USES	23.47A.005.C.1.G - SITE IS MAPPED PEDESTRIAN DESIGNATION; 20% MAX RESIDENTIAL ON STREET LEVEL FACADE.	COMPLIANT
23.47A.008	STREET LEVEL DEVELOPMENT STANDARDS	LIMIT BLANK FACADES TO 20 FT WIDE AT STREET LEVEL; MIN. 60% TRANSPARENCY AT STREET LEVEL; NON-RESIDENTIAL USE SHALL EXTEND AVG. 30 FT & MIN. 15 FT. DEEP; FLOOR-TO-FLOOR HEIGHT MIN. 13 FT.;	REQUEST DEPARTURE FOR DEPTH OF COMMERCIAL SPACE
23.47A.011	OUTDOOR ACTIVITIES	OUTDOOR STORAGE IS PROHIBITED; OUTDOOR SALE OF FOOD OR BEVERAGE MUST BE 50 FT. FROM RESIDENTIAL LOT LINE	COMPLIANT
23.47A.012	STRUCTURE HEIGHT	40 FT BASE HEIGHT; ADDITIONAL 4 FT HEIGHT ALLOWED W/ STREET LEVEL FLOOR-TO-FLOOR HEIGHT OF 13 FT. = 44 FT.; STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ADDITIONAL 16 FT ABOVE APPLICABLE HEIGHT LIMIT; PARAPETS AND RAILINGS MAY EXTEND AN ADDITIONAL 4' ABOVE APPLICABLE HEIGHT LIMIT = 48 FT	COMPLIANT
23.47A.013	FLOOR AREA RATIO	TABLE A: MIXED USE STRUCTURE - 3.25; BELOW GRADE AREA IS EXEMPT	COMPLIANT
23.47A.014	SETBACK REQUIREMENTS	REAR LOT LINE ABUTS SF 5000 ZONE: 0 FT - 13 FT => 0 FT SETBACK REQUIRED 13 FT - 40FT => 15 FT SETBACK REQUIRED 40 FT - => 2 FT/10 FT RATIO SETBACK REQUIRED	REQUEST DEPARTURE
23.47A.016	LANDSCAPING & SCREENING STANDARDS	GREEN FACTOR OF 0.30 OR GREATER; STREET TREES REQUIRED.	COMPLIANT
23.47A.022	LIGHT AND GLARE STANDARDS	EXTERIOR LIGHTING MUST BE SHIELDED	COMPLIANT
23.47A.024	AMENITY AREA	AMENITY AREA = 5% OF RESIDENTIAL FAR MIN.; MIN DIMENSION OF 10 FT. & 250 SF MIN.	COMPLIANT
23.47A.032	PARKING LOCATION AND ACCESS	NO PARKING PROVIDED	COMPLIANT
23.54.015	REQUIRED PARKING	TABLE B.M: NO PARKING REQ'D. FOR MULTIFAMILY WHEN WITHIN 1320 FT. OF FREQUENT TRANSIT SERVICE. TABLE D.A. GENERAL SALES PARKING WAIVED FOR FIRST 5000 SF. OF EACH SPACE. TABLE E: BICYCLE PARKING = 1/4 RES. UNITS; 1/4000 SF OFFICE; 1/12000 SF SALES/SERVICE.	COMPLIANT
23.54.020	PARKING QUANTITY EXCEPTIONS	TABLE B.10: 1 SPACE/500 SF. 23.54.020.F.2. MIN. PARKING IS REDUCED 50% IF USE IS W/IN 1,320 FT OF A STREET W/ FREQUENT TRANSIT SERVICE.	NOT REQUIRED
23.54.040	SOLID WASTE AND RECYCLE STORAGE & ACCESS	375 SF, PLUS 4 SF EACH ADDITIONAL UNIT OVER 50, PLUS 50% OF NON-RES. USE AREA OF 5001 - 15000 SF = 125 REQ'D/2 = 63 SF. OFFICE & RETAIL RECYCLING MUST BE SEPARATE FROM RESIDENTIAL-OR-PRE-APPROVAL OF ALTERNATIVE SPACE.	LOCATION AND SIZE OF SPACE HAS BEEN APPROVED BY SPU
23.66.180.C	EXTERIOR BUILDING DESIGN	AWNINGS. AWNINGS SHALL BE FUNCTIONAL, SERVING AS WEATHER PROTECTION FOR PEDESTRIANS AT STREET LEVEL, AND SHALL OVERHANG THE SIDEWALK A MINIMUM OF FIVE FEET (5'). AWNINGS MAY BE PERMITTED ON UPPER FLOORS FOR THE PURPOSE OF CLIMATE CONTROL. ALL AWNINGS SHALL BE OF A DESIGN COMPATIBLE WITH THE ARCHITECTURE OF BUILDINGS IN THE AREA	COMPLIANT
1015.2.1	TWO EXITS OR EXIT ACCESS DOORWAYS	SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS.	COMPLIANT



1. LOOKING ACROSS MIDVALE PL. AT SITE



2. LOOKING ACROSS MIDVALE PL. TO PARK



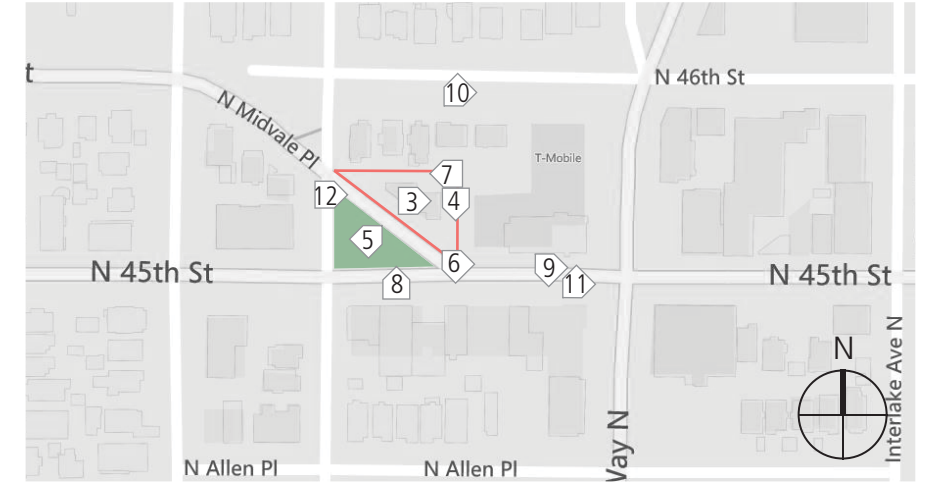
STREETSCAPE MONTAGE



11. N 45TH STREET AND STONE AVE N



12. N MIDVALE PL. AND MIDVALE AVE N



KEY MAP



7. LOOKING NORTH AT EXISTING STRUCTURE



8. PARK AT MIDVALE AVE AND 45TH STREET



9. N 45TH STREET AND STONE WAY



10. N 46TH STREET



3. LOOKING EAST AT NEIGHBORING BUILDING



4. LOOKING SOUTH AT 45TH STREET



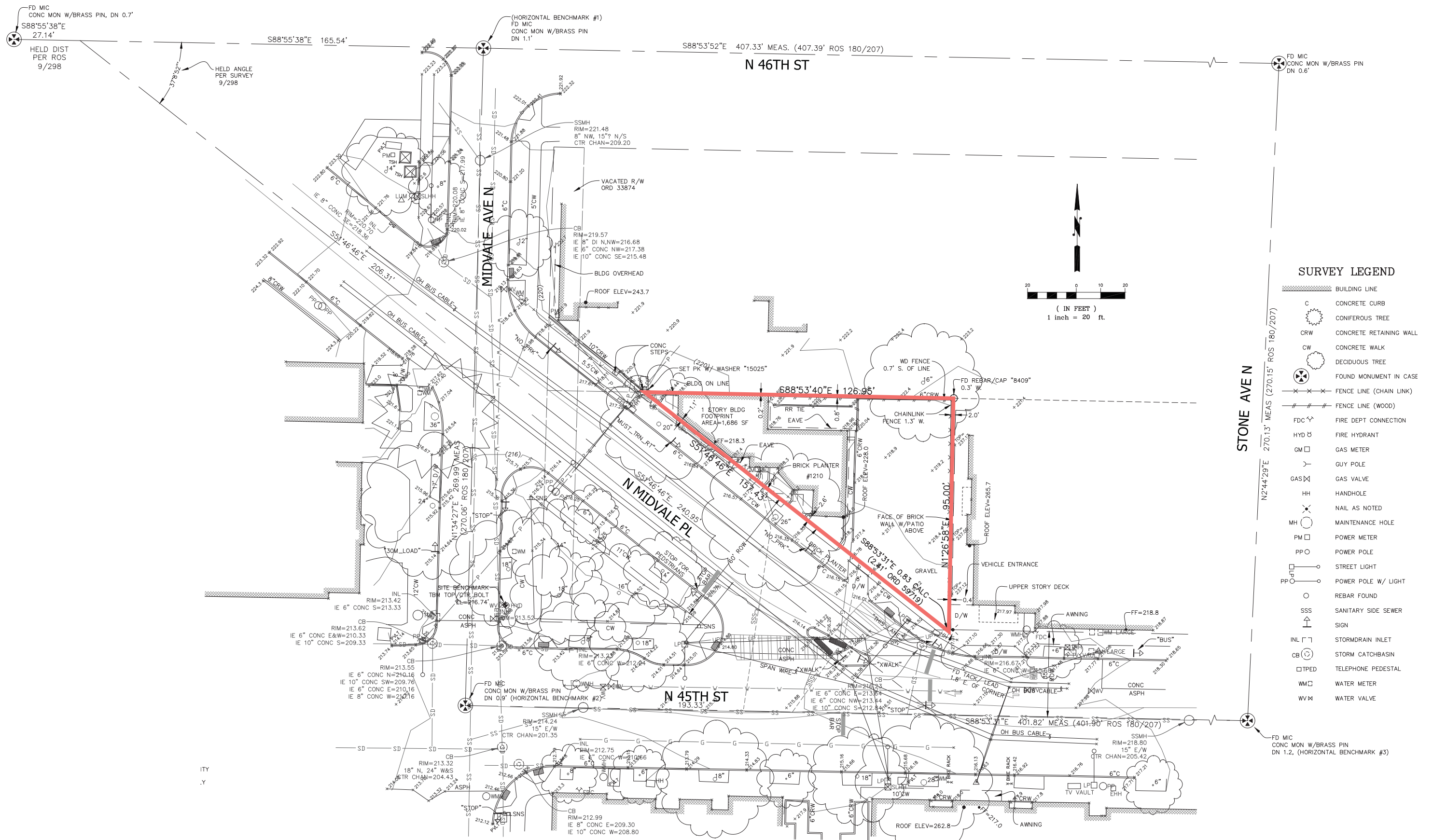
5. LOOKING NORTHEAST AT EXISTING STRUCTURE



6. LOOKING NORTHWEST

NEIGHBORHOOD PHOTOS

EXISTING SITE CONDITIONS



SITE SURVEY

OPTION A PREFERRED OPTION



OPTION DATA

ZONING:	NC2P-40
LOT SIZE:	5,833 SF
FAR:	3.25
ALLOWABLE FAR:	17,499 SF
GROUND LEVEL:	4,914 SF
SECOND LEVEL:	3,662 SF
THIRD LEVEL:	3,662 SF
FOURTH LEVEL:	3,662 SF
TOTAL FAR:	15,900 SF

COMMERCIAL:	2,304 SF
RESIDENTIAL UNITS:	30 UNITS
AMENITY REQ'D	549 SF
2ND LEVEL AMENITY:	1,520 SF
ROOF LEVEL	1,482 SF
	2968 SF

DEPARTURE REQUESTS - SEE PG 5 FOR SUMMARY

OPTION B



ZONING:	NC2P-40
LOT SIZE:	5,833 SF
FAR:	3.25
ALLOWABLE FAR:	17,499 SF
GROUND LEVEL:	5,055 SF
SECOND LEVEL:	4,091 SF
THIRD LEVEL:	4,091 SF
FOURTH LEVEL:	4,091 SF
TOTAL FAR:	17,328 SF

COMMERCIAL:	2,160 SF
RESIDENTIAL UNITS:	32UNITS
AMENITY REQ'D:	614 SF
2ND LEVEL AMENITY:	730 SF
ROOF LEVEL	1718 SF
	2,448 SF

23.47A.014 - SETBACK REQUIREMENTS
REDUCED SETBACK OF 8'-6"

OPTION C



ZONING:	NC2P-40
LOT SIZE:	5,833 SF
FAR:	3.25
ALLOWABLE FAR:	17,499 SF
GROUND LEVEL:	5.123 SF
SECOND LEVEL:	3,991 SF
THIRD LEVEL:	3,991 SF
FOURTH LEVEL:	3,991 SF
TOTAL FAR:	17,096 SF

COMMERCIAL:	1,960 SF
RESIDENTIAL UNITS:	33 UNITS
AMENITY REQ'D:	599 SF
2ND LEVEL AMENITY:	837 SF
ROOF LEVEL	758 SF
	2,746 SF

23.47A.014 - SETBACK REQUIREMENTS
REDUCED SETBACK OF 5'-0"

OPTIONS COMPARISON



EAST VIEW

OPTION A

Maximize the zoning envelope without requiring departures from the land use code

PROS:

- Maintain 15' horizontal buffer between single family residences and upper stories of proposed structure
- Maximize the commercial street frontage

CONS:

- Less density provided than options B and C.

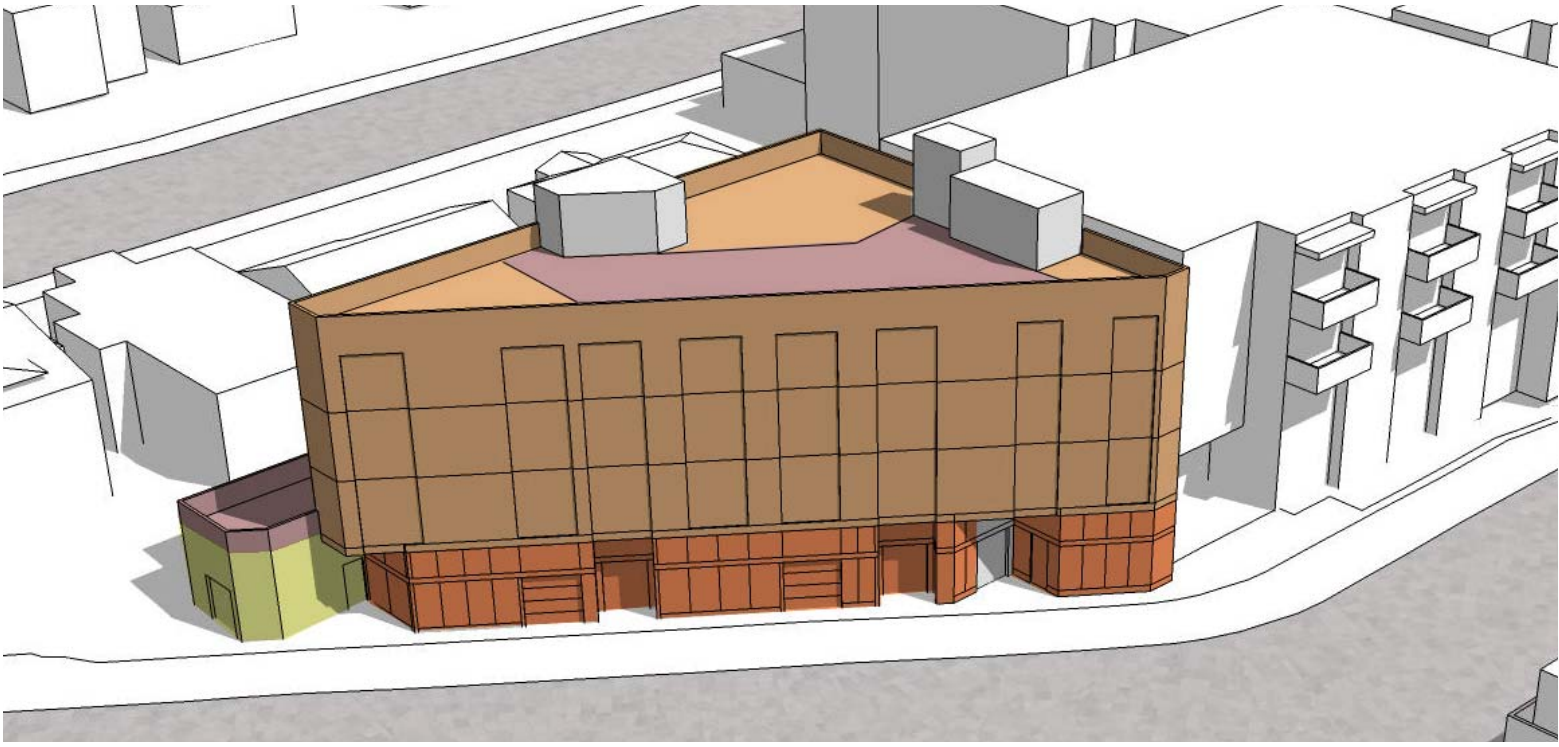
ZONING:	NC2P-40
LOT SIZE:	5,833 SF
FAR:	3.25
ALLOWABLE FAR:	17,499 SF

GROUND LEVEL:	4,914 SF
SECOND LEVEL:	3,662 SF
THIRD LEVEL:	3,662 SF
FOURTH LEVEL:	3,662 SF
TOTAL FAR:	15,900 SF
COMMERCIAL:	2,304 SF
RESIDENTIAL UNITS:	30 UNITS

AMENITY REQ'D	549 SF
2ND LEVEL AMENITY:	1,520 SF
ROOF LEVEL	1,482 SF
	2,968 SF

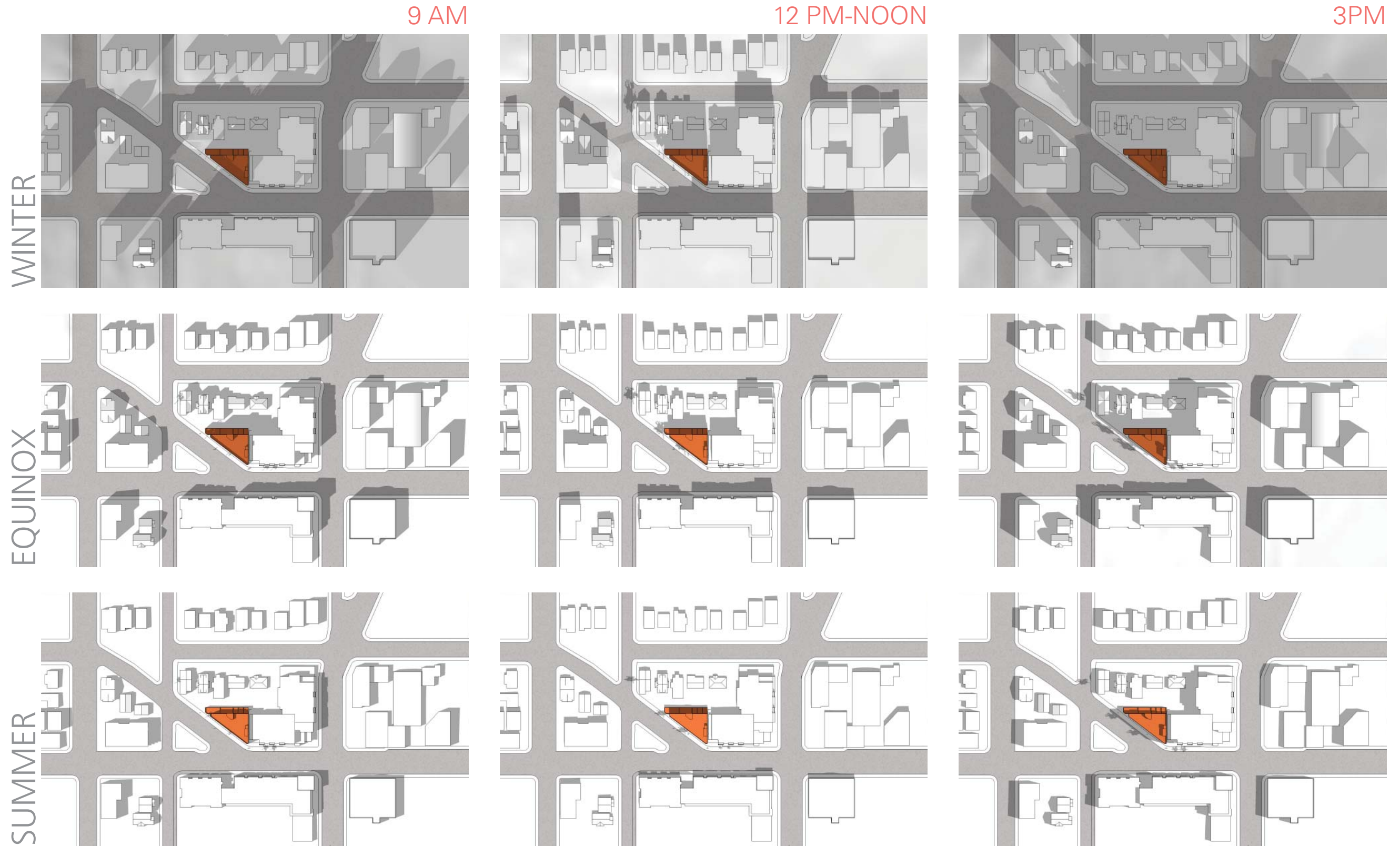


NORTH VIEW

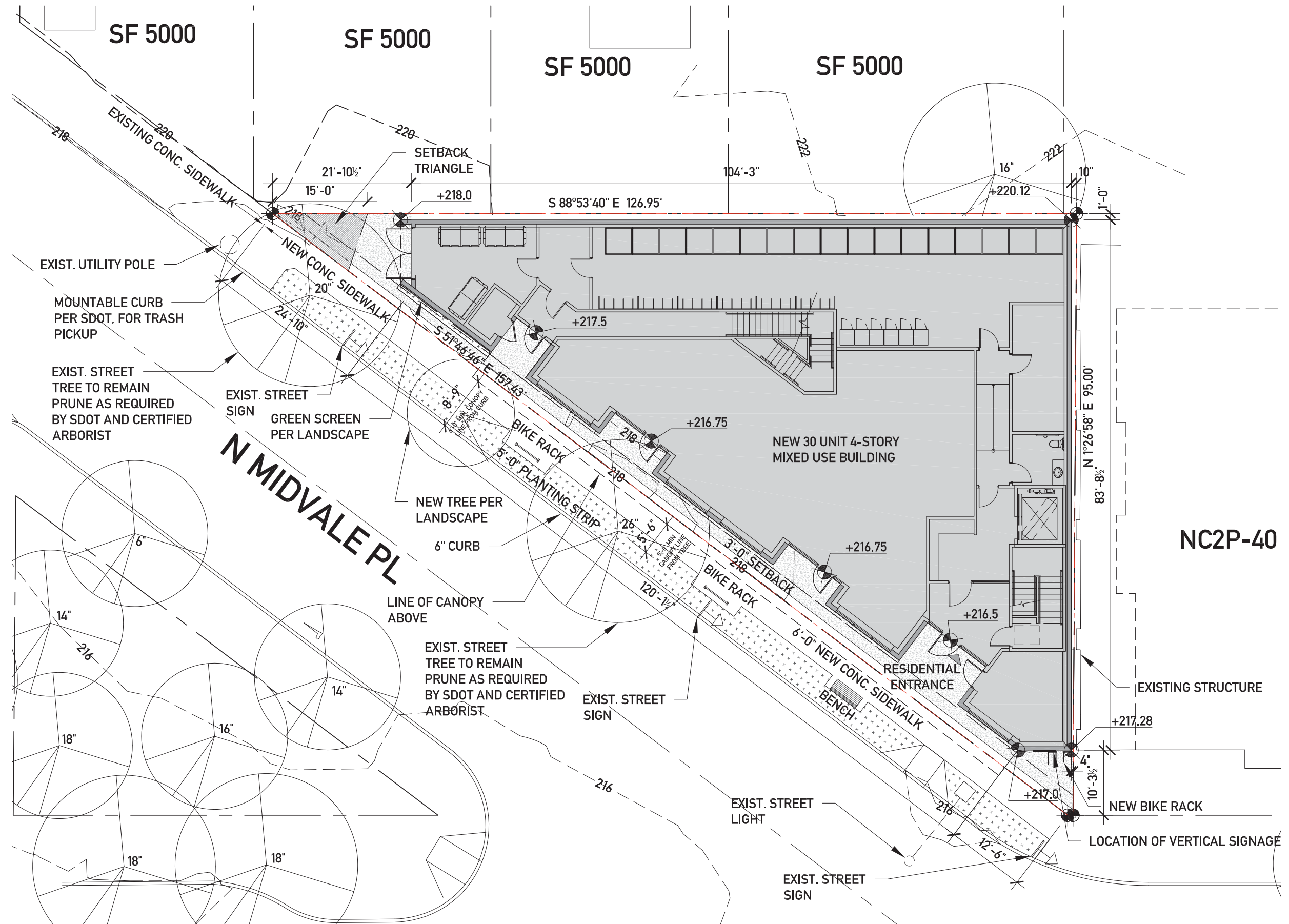


AERIAL VIEW

PREFERRED OPTION SUMMARY



PREFERRED OPTION SHADOW STUDY





CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

Wallingford Supplemental Guidance:

CS1-I CS1-I-ii. Existing Trees: Retain existing large trees wherever possible. The Design Review Board is encouraged to consider design departures that would allow retention of significant trees or to create new opportunities for large trees at grade.

Response: We will retain the two existing trees in the R.O.W. and pruned as per site meeting with Bill Ames.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

Response: We have taken advantage of the site's unique shape and maximized our building to accentuate it. The proposed design creates an edge in the north and northeast side of the site to protect existing single family housing from new development. The main street facade is setback on the street level to create an inviting and welcoming atmosphere with large commercial storefronts and a landscape hedge is designed to buffer pedestrians from motorists.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

Response: The building's shape is derived by the triangular site and is informed by the surroundings. The upper level massing is setback to respect the single-family houses to the north, and the building is set back at the south corner to align with the neighboring apartment to the east and aid visibility for cars. On the street level, the development is composed of a commercial use set back from the property line - along with the landscape buffer and benches, becomes a new inviting place weaving the adjacent blocks into N 45th St.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both

require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

Response: The ground floor with its commercial space and residential entry, will create an active pedestrian space in front of the building. This area will be inviting and welcoming with canopies and store-fronts designed specifically for pedestrian experience, with a landscape buffer and benches to create a place for informal gathering. The narrow south wall will act as a focal point with its scale, materials, lighting and signage.

CS2-D Height, Bulk, and Scale

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Response: At the second level, the proposed building steps back 15' along the north property line to respect the single-family houses to the north. The south corner of the building is setback to align with the adjacent apartment building to the east.

Wallingford Supplemental Guidance:

CS2-III Corner Lots

CS2-III-i. Corner Orientation: Buildings on corner lots should be oriented to the corner. Parking and vehicle access should be located away from the corner.

Response: There will be no parking at our site.

CS2-III-ii. Neighborhood Gateways: Provide definition, as described in CS2.C.2, at gateways to Wallingford (North 45th Street and I-5; North 45th Street and Stone Way North; and Stone Way North and Bridge Way North). Redevelopment of lots at these intersections should include special features that signal and enhance the entrance to the Wallingford neighborhood including a tower, fountain, statue or other expression of local creativity that provides a physical transition for motorists and pedestrians and communicates "Welcome to Wallingford."

Response: The south wall naturally becomes the neighborhood gateway with identifying signage that is both welcoming and unique.



CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-I Architectural Context

CS3-I-iii. Building Base Design:

Ground floors or bases immediately next to pedestrians should reflect a higher level of detail refinement and high quality materials. Encourage transparent, open facades for commercial uses at street level (as an example, windows that cover between 50-80 percent of the ground floor façade area and begin approximately 24 to 30 inches above the sidewalk rather than continuing down to street level).

Response: The ground floor will contain commercial uses and the residential entry. This level will be constructed of concrete masonry units, with ample storefront windows (62% transparency) above a CMU base, and canopies to provide weather protection.

CS3-I-iv. Building Middle-floor Design:

Mid-level building façade elements should be articulated to provide visual interest on a bay-by-bay scale. Architectural features should include: belt courses or horizontal bands to distinguish individual floors; change in materials and color and/or texture that enhance specific form elements or vertical elements of the building; a pattern of windows; and/or bay windows to give scale to the structure. b. Consider using detail elements such as a cast stone, tile or brick pattern that respond to architectural features on existing buildings. Consider using spacing and width of bays or pavilions to provide intervals in the façade to create scale elements similar to surrounding buildings.

Response: Middle - The proposed street façade is broken into vertical bays. The widths of the bays are consistent with the surrounding apartment buildings. The change in color and building material along with the large address signage at the southern bay helps identify the residential entry. In the upper levels, windows are grouped with horizontal siding to create horizontal bands that distinguish individual floors.

CS3-I-v. Building Top-floor Design:

a. Clearly distinguish tops of buildings from the façade walls by including detail elements consistent with the traditional neighborhood buildings such as steep gables with overhangs, parapets and cornices.

Response: Changing heights of parapets and the application of a cornice will distinguish the top of the building and allow it to be consistent with the architectural context.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

Response: The front elevation is setback from the property line 3' to increase the width of the public right-of-way. The existing sidewalk will be demolished and a new planting strip and new 8' wide sidewalk will be provided. The planting strip will stop short of the north and south ends of the property lines, while the sidewalk will extend out to the curb to transition to the existing sidewalks at the adjacent properties.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

Response: At the ground level the commercial use will help draw people to the building. An inviting public space will be formed by the planting strip, the storefronts and the canopy. The planting strip creates a buffer between the motorists and pedestrians, and invites neighbors and pedestrians for informal gathering where benches and public bike racks are accessible.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

Response: The street level will be highly transparent. The storefront windows of the commercial spaces and the residential entry account for the majority of the ground floor walls fronting the street.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

Response: A continuous canopy is provided along the storefront. The canopy will integrate gutters and downspouts. The space beneath the canopy will be inviting and well-lit, to create a welcoming and secured pedestrian atmosphere.





Wallingford Supplemental Guidance:

PL2-I Pedestrian Open Spaces and Entrances

PL2-I -i. On-street Residential Entries: Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.

Response: The residential entry is located on the street front.

PL2-I-ii. Overhead Weather Protection: Continuous, well-lighted, overhead weather protection is strongly encouraged to improve pedestrian comfort and to promote a sense of security.

Response: A continuous well-lit canopy is provided along the entire store front.

PL2-II Blank Walls

PL2-II-ii. Blank Wall Treatments: In situations where blank walls are necessary, encourage their enhancement with decorative patterns, murals or other treatment.

Response:

- The concrete block wall enclosing the garbage/recycling room on the northwest portion of the building, will be covered with a cable trellis system for vines to grow up. This feature will add a layering effect, soften the wall and create visual interest. Landscaping lights will light up the green wall at night.
- The narrow southeast wall will have lit signage on it. A change in paint color and siding will help the sign “pop” during the day. This signage will serve as a gateway to the Wallingford neighborhood as well as a building identity.
- The siding on east wall, facing the adjacent apartment will be clad with cementitious panels. The panels will be painted in two tones in a pattern, to add visual interest. The warm color will help brighten the interstitial space between our building and the neighboring decks.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

Response: Change in color and materials, along with large identity signage, will make the residential entry identifiable. Entry, vestibule and stair doors will be secured with a card key. Visitors will have to be “buzzed” in by residents.

PL3-C Retail Edges

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting

for displays.

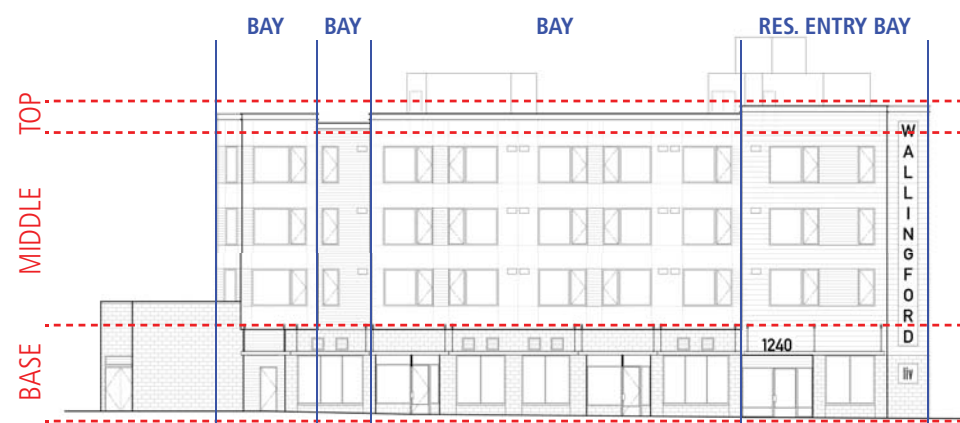
Response: Large glazing at the commercial spaces allow for high visibility. Increased ceiling heights (13’-6”) will allow for special lighting displays.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

Response: Bike racks for public use will be placed in recesses in the planting strip and in the front of the southeast wall. Residents will have access to an interior bike storage and locker room on the ground floor of the building.



DESIGN CONCEPT

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

Response: The massing of the building is broken down by vertical-bays, the continuous cornice, changes in color and materials. The building steps down to one level where it is adjacent to single family housing.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

Response: All of the elevations have been designed in response to their use, their adjacencies and their location. Their proportion, modulation, colors, materials and detailing were carefully considered. These deliberations have produced a visually interesting and attractive building.



DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

Response: Bay modulation, canopy and recessed entries all add to the depth to the façade. Window treatment, changes in materials type and color add texture and visual interest. Commercial storefronts, signage, canopies, bike racks, benches and landscaping will encourage activity along the street front of the building.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

Response: The buildings size, scale and materials are consistent with the surrounding apartment buildings. Masonry and storefront windows address the street level. Horizontal siding and panels clad the upper floors, punctuated by residential sized windows. A simple but distinctive cornice tops the building and it fits in context with the neighboring buildings.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

Response: The street-front is where the building will interact with the public. A pleasant human scale will be achieved by numerous site features: a continuous canopy that provides weather protection, a landscape strip with low hedges that buffer pedestrians from motorists with public bike racks and bench incorporated into the sidewalk design to invite visitors to the shops and neighbors to gather, creating an informal gathering place for the neighborhood.

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

Response: Changes in building materials will provide texture at the upper floors as well as the ground floor. At the upper levels solid panels of cementitious siding, horizontal siding and cedar siding are interspersed to add texture and pattern. At the street level, ground face concrete masonry unit will be juxtaposed with glazing and cedar siding. At the northwest end the concrete block will be layered with green walls and softscape to soften the solid wall and help transition the building to the adjacent single family houses. At the north wall, adjacent to the single-family backyards, pilasters of ground-faced-concrete block will interrupt smooth-faced-concrete block wall to add texture and visual interest.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-B Open Space Uses and Activities

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

Response: The primary open space for the tenants is at the roof and a secondary space for all residents is provided at the 2nd level. The 2nd floor has four units that open out to their own private decks, and one larger deck at the middle is for all tenants. Planters and a solid 42" high parapet wall will help screen the deck from view to the residential lots below. The primary deck/amenity space will be located on the roof, and it is more screened from the residential uses to the north and east. Residents will be encouraged to socialize on the roof, where tables, chairs, and BBQ, will be provided with landscaping and hardscaping to observe the great views. From the roof the residents may be able to see fireworks at Gasworks Park to the southeast, Woodland Park and Green Lake to the north and the surrounding hubbub of the vibrant Wallingford neighborhood.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Response: The materials we are proposing are high quality, sustainable, low maintenance and attractive. Exterior finishes are: concrete masonry unit, aluminum storefronts, cementitious panels and horizontal siding as well as cedar siding.







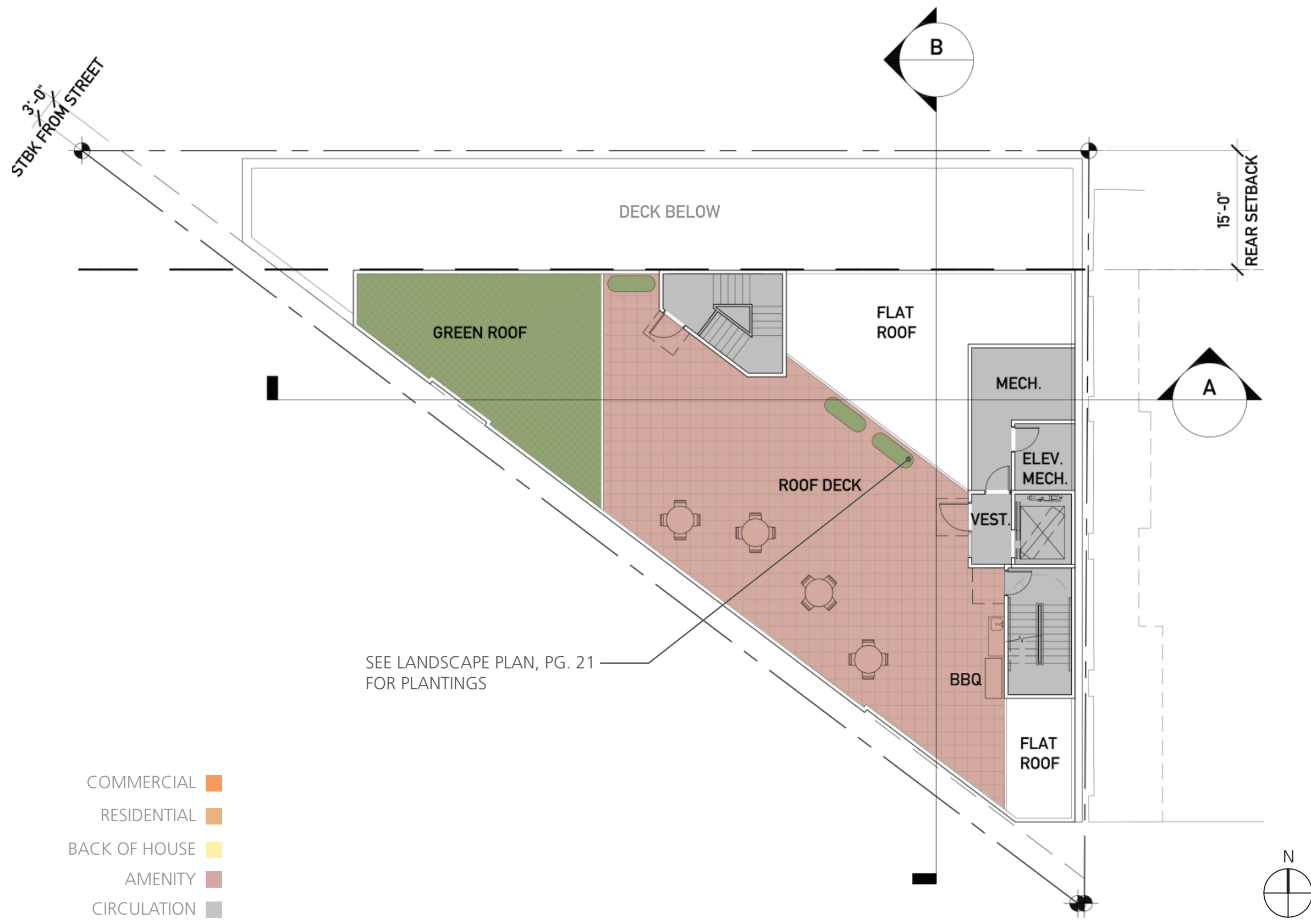
GROUND LEVEL



SECOND LEVEL



THIRD & FOURTH LEVEL



ROOF LEVEL



FRAXINUS PENN. CIMMZAM



CORNUS KELSYY



AKEBIA QUINATA



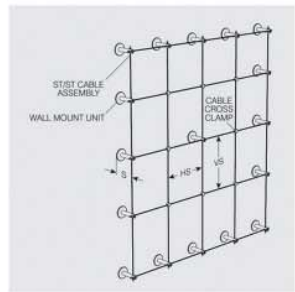
SEDUM RUPESTRE 'ANGELINA'



BENCH - COORDINATE WITH SDOT



54" RAIL-TYPE BIKE RACK



RONSTAN CABLE TRELLIS SYSTEM



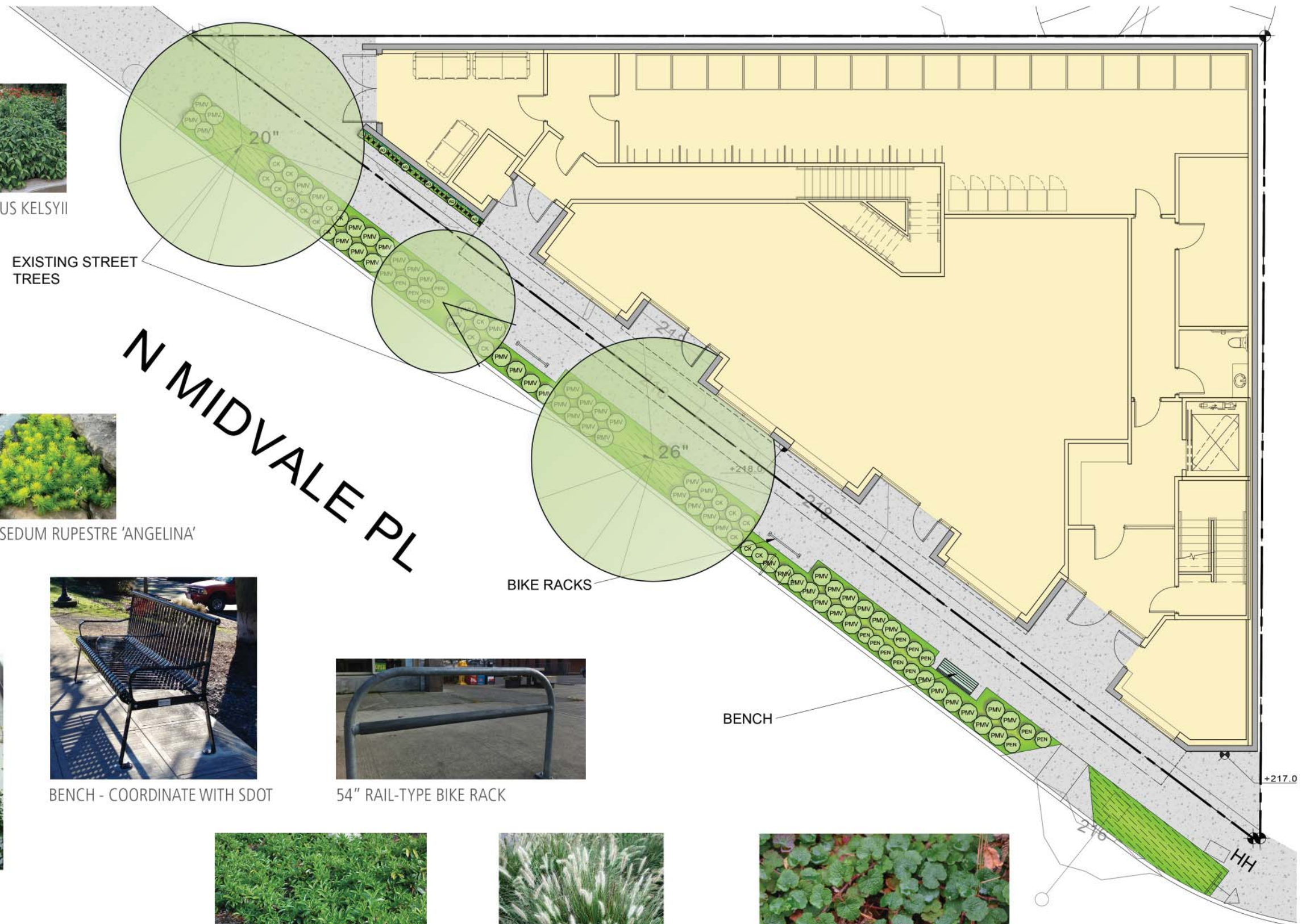
PRUNUS 'MT VERNON'



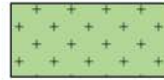
PENNISETUM 'LITTLE BUNNY'



RUBUS PENTALOBUS 'EMERALD CARPET'



GROUND LEVEL



4" GREEN ROOF TRAY PLANTING SYSTEM



COREOPSIS FLYING SAUCERS



HEMEROCALIS HAPPY RETURNS



OUTDOOR TABLE & CHAIRS



SEDUM RUPESTRE 'ANGELINA'



ROSEMARINUS 'ARP'



ILEX CRENATA 'SKY PENCIL'



LIRIOPE SILVERY SUNPROOF



BERBERIS THUNBERGII 'MARIA'



NANDINA DOMESTICA 'MOON BAY'

LANDSCAPING TO SERVE AS
BUFFER BETWEEN PROJECT AND
NORTH RESIDENTIAL NEIGHBORS



ROOF LEVEL



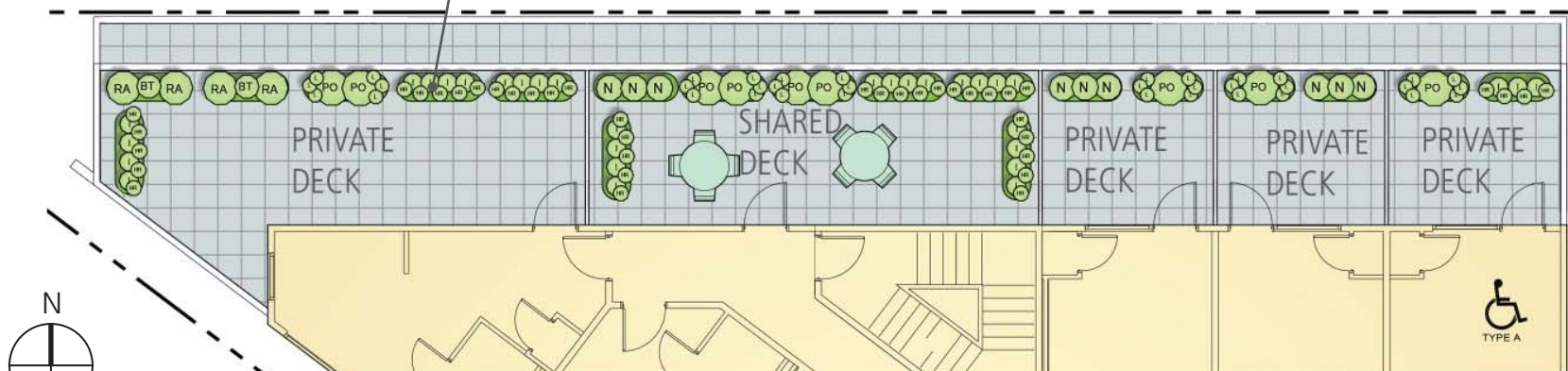
PAVERS ON PEDESTALS



PRUNUS 'OTTO LUYKEN'



GALVANIZED WATER TROUGH PLANTER



SECOND LEVEL



HORIZ. FIBER CEMENT SIDING
COLOR: PEPPERY, SW 6615



FIBER CEMENT PANEL
COLOR: ANEW GRAY SW 7030



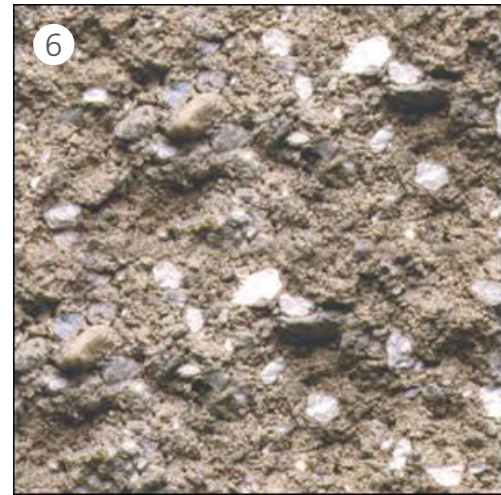
FIBER CEMENT PANEL
COLOR: WHITETAIL, SW 7103



FIBER CEMENT PANEL
COLOR: PEPPERY, SW 6615



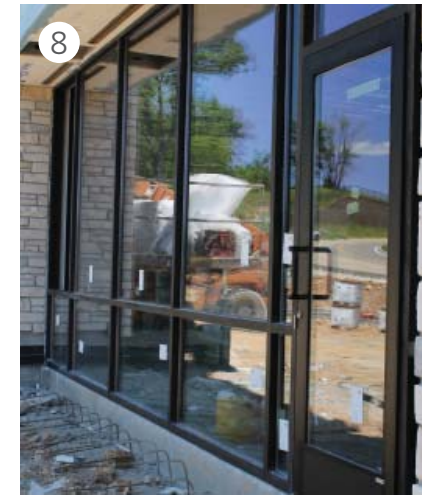
GROUND FACE CMU
COLOR: MOUNTAIN BROWN, MM
(IMAGE FOR COLOR ONLY)



GROUND FACE CMU
COLOR: KHAKI, MM
(IMAGE FOR COLOR ONLY)



CABLE TRELLIS SYSTEM



ALUMINUM STOREFRONT
COLOR: BLACK



HORIZ. SHIP LAP CEDAR SIDING, LIGHT STAIN



42" HORIZ. CEDAR FENCE



COMMERCIAL MECH. VENT
COLOR: BLACK



RESIDENTIAL
MECH. VENT
COLOR:
MATCH PAINT



METAL CANOPY
COLOR: BLACK



STEEL CHANNEL
COLOR: BLACK

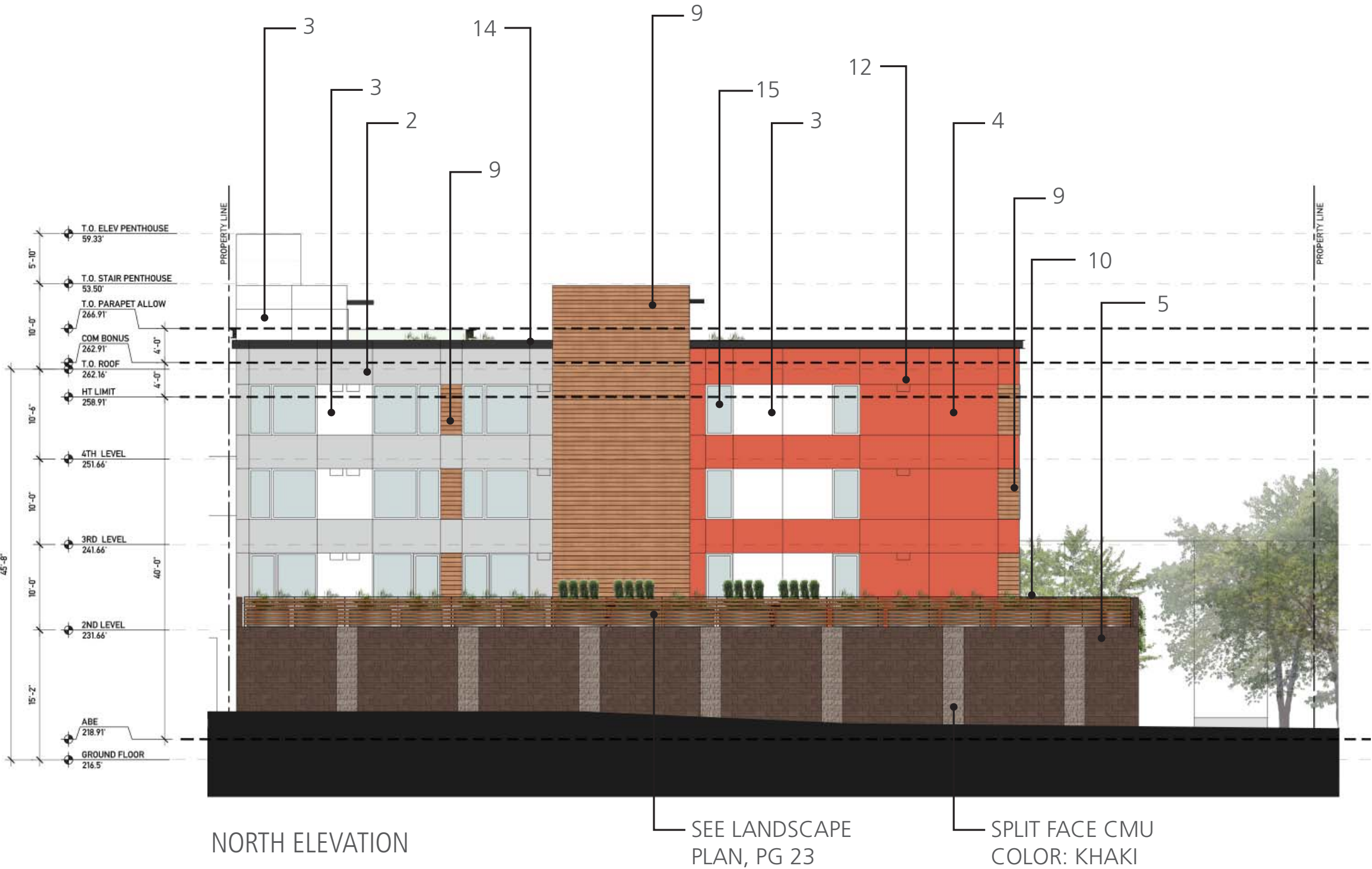


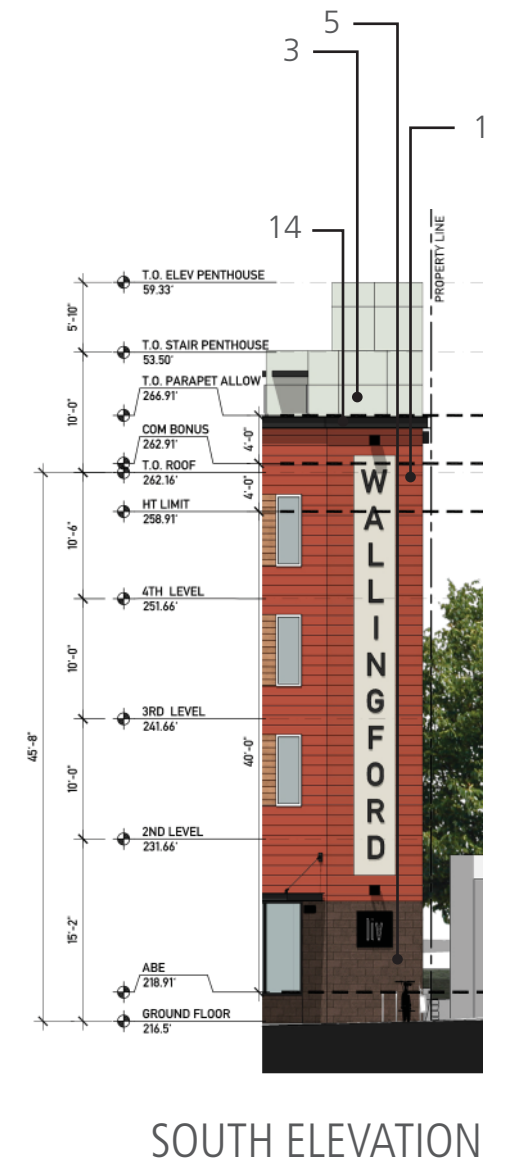
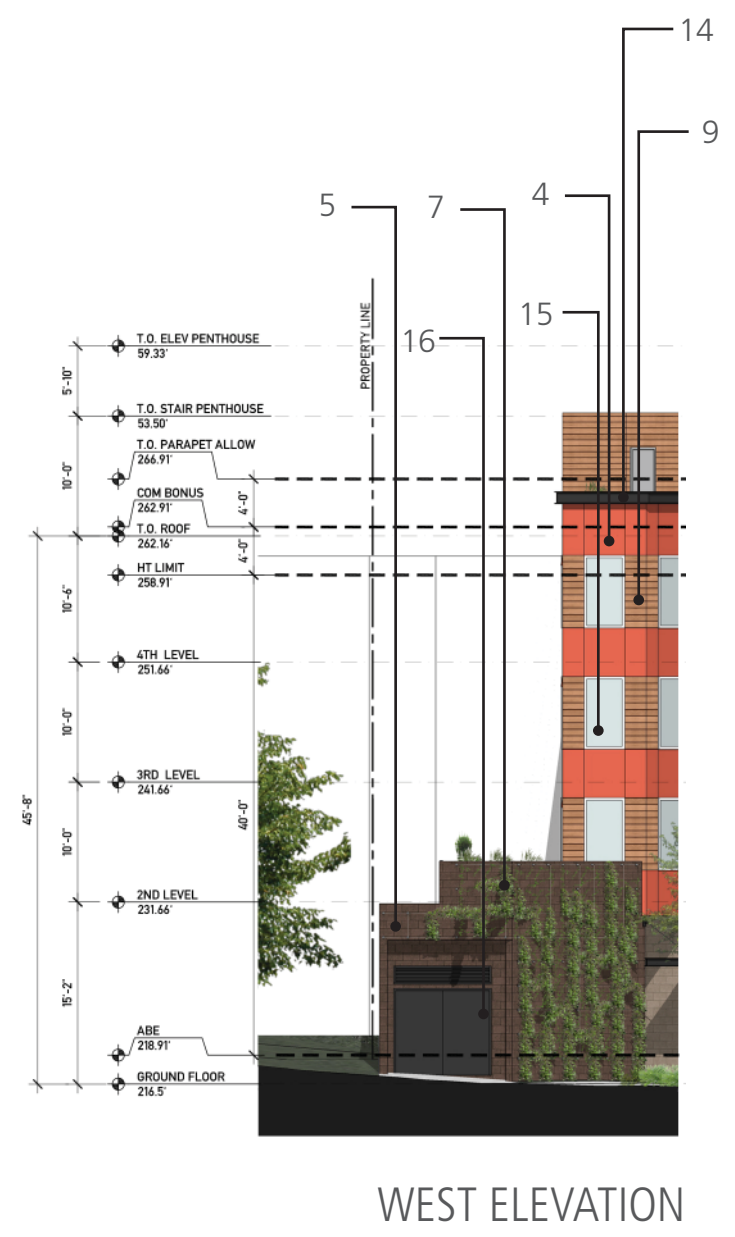
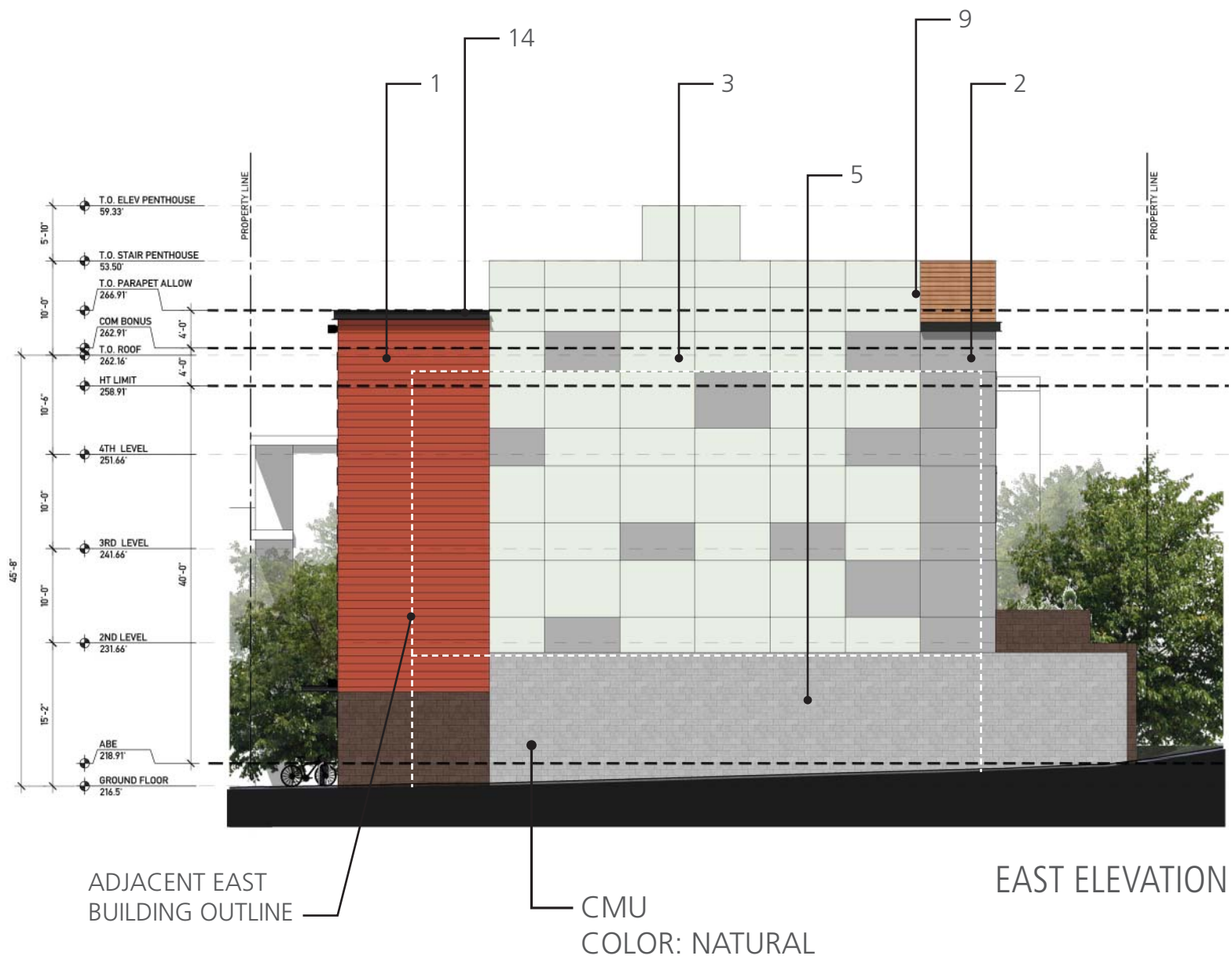
VINYL WINDOWS
COLOR: CLAY



PAINTED METAL DOOR
COLOR: BLACK









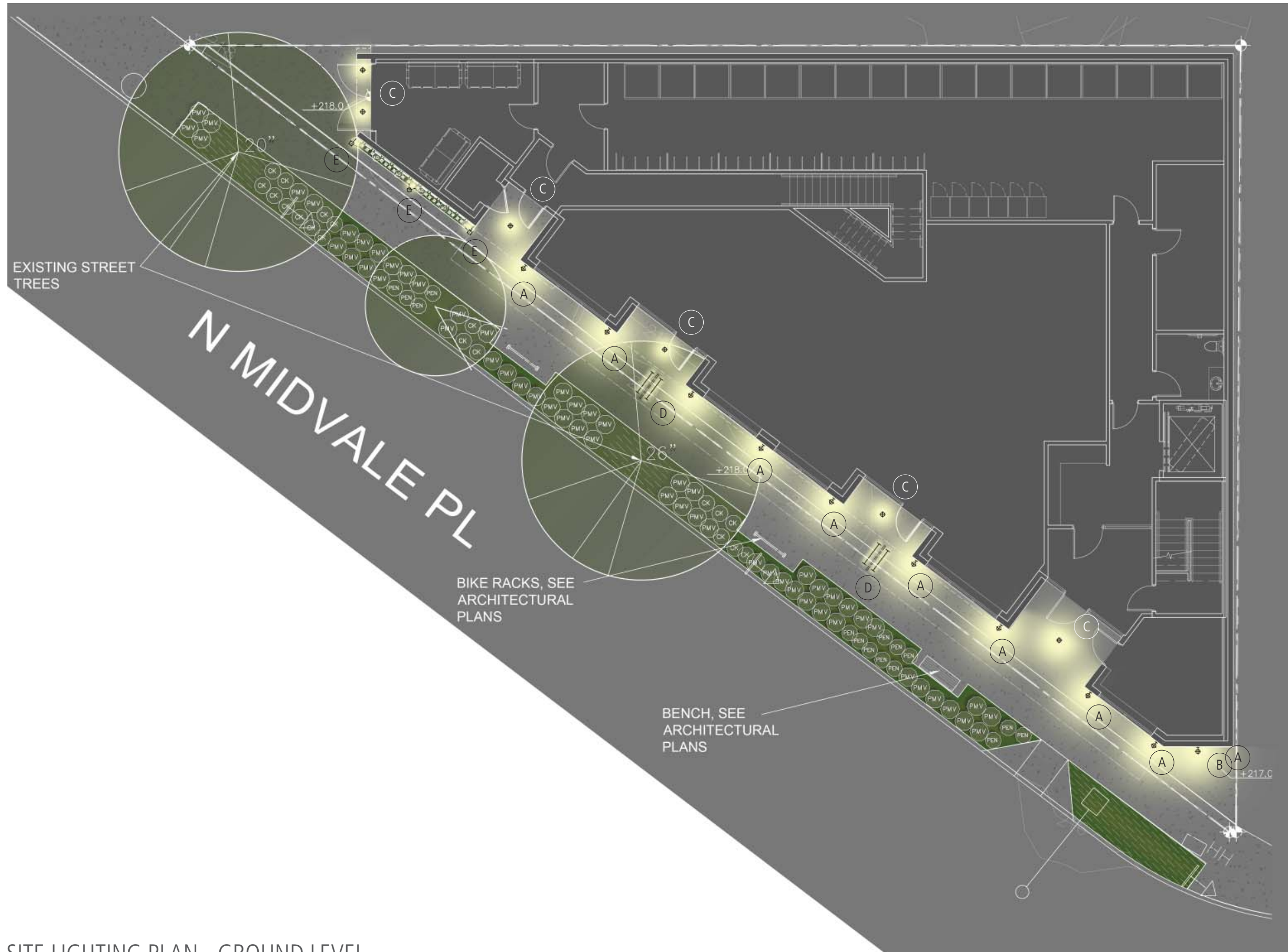












A. WALL-MOUNTED DOWN LIGHT



B. WALL-MOUNTED UP-DOWN LIGHT



C. RECESSED SOFFIT LIGHT



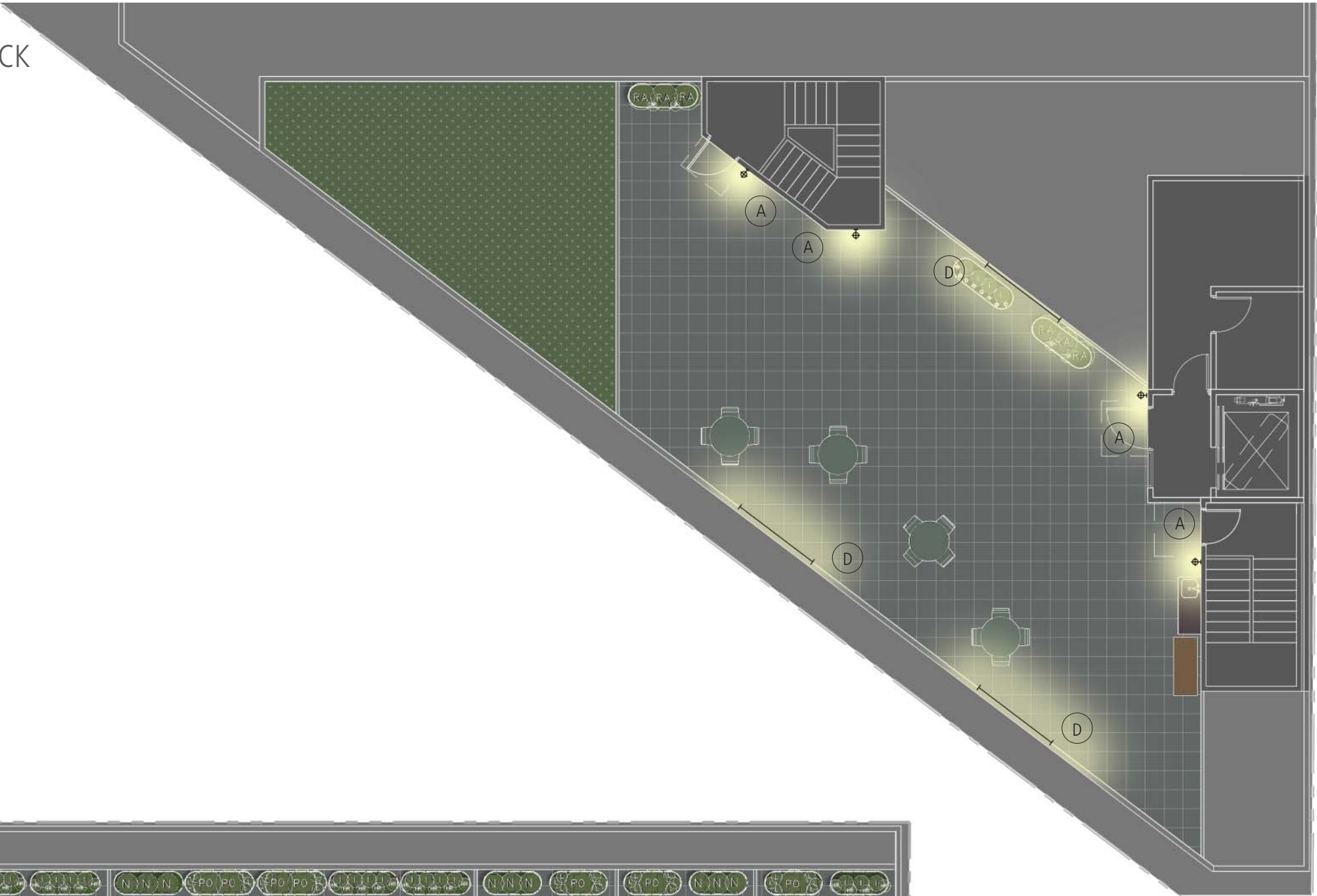
D. STRIP LIGHT



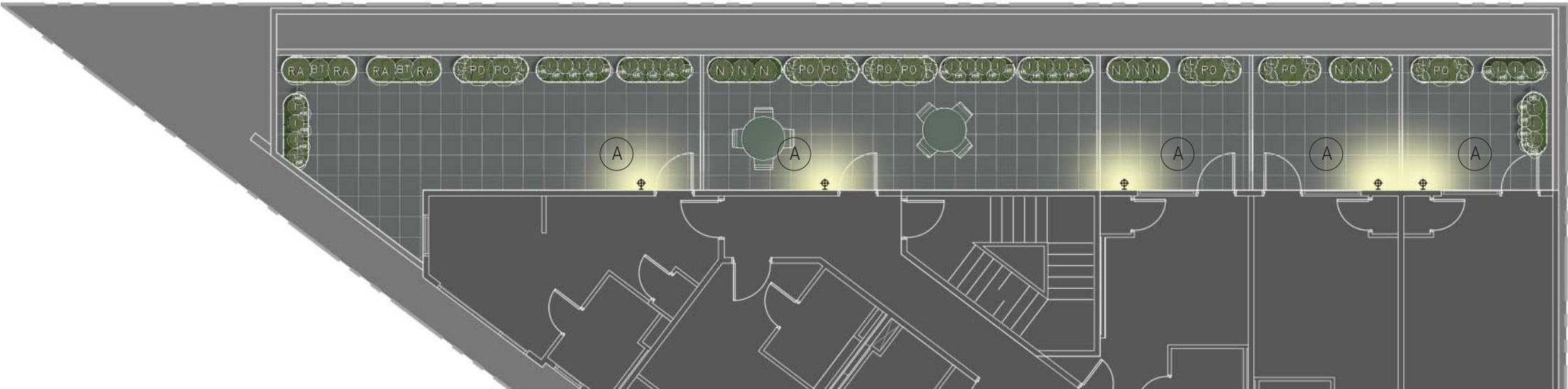
E. LANDSCAPE UP & ACCENT LIGHT

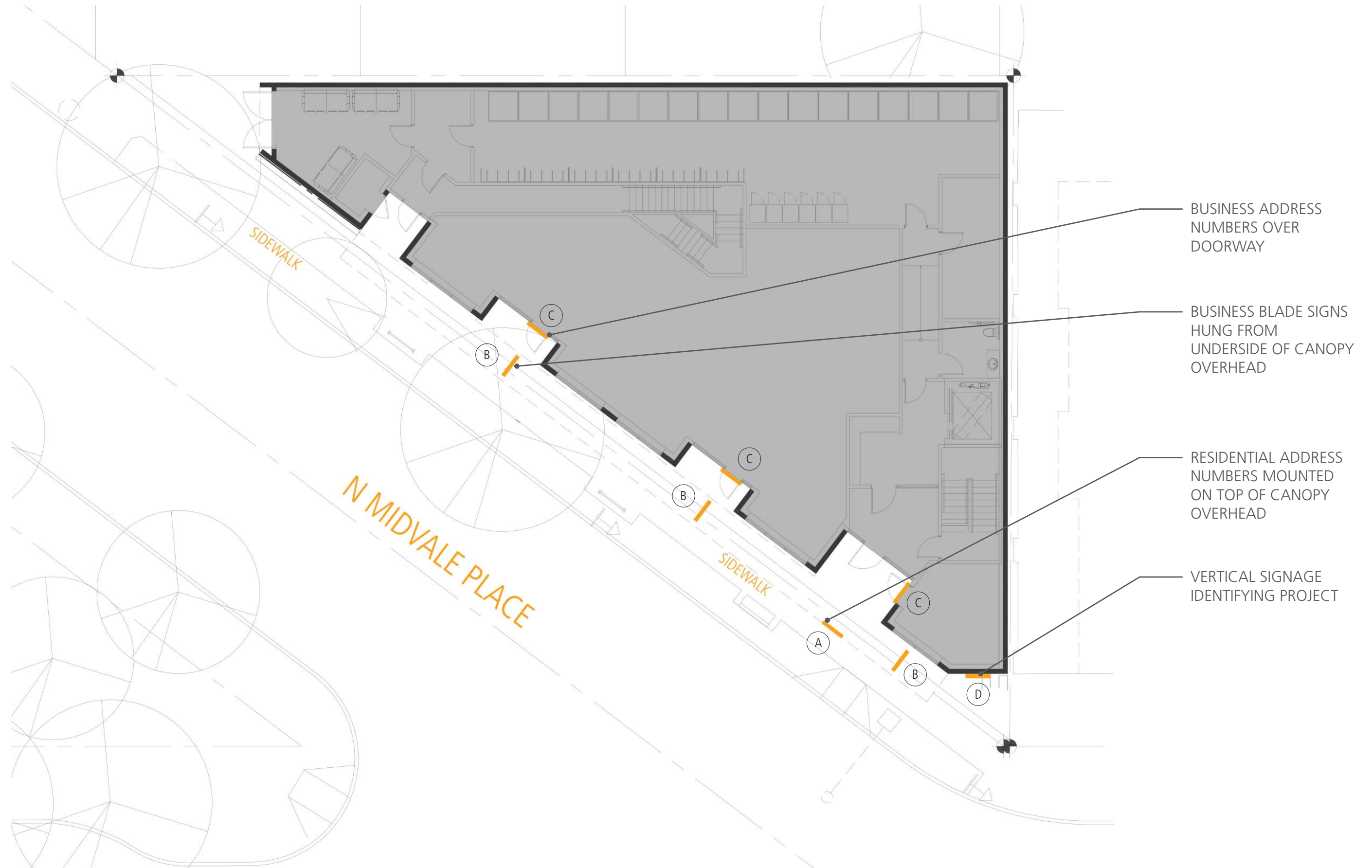
SITE LIGHTING PLAN - GROUND LEVEL

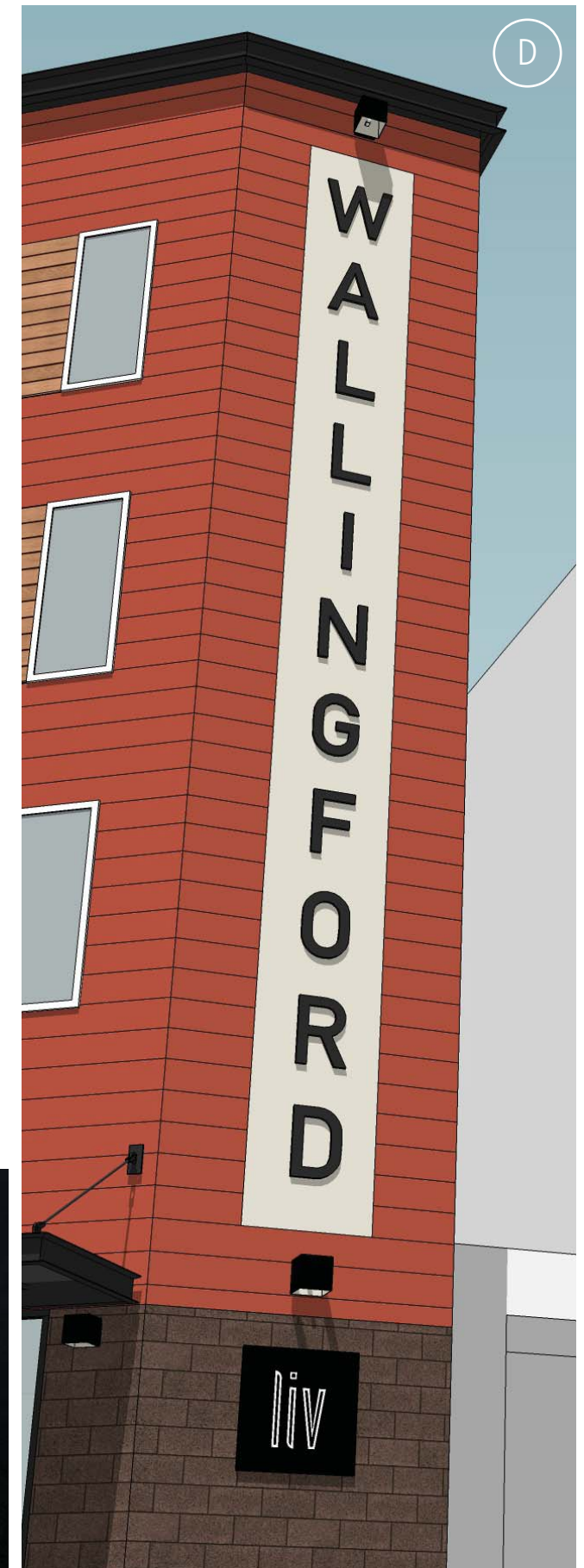
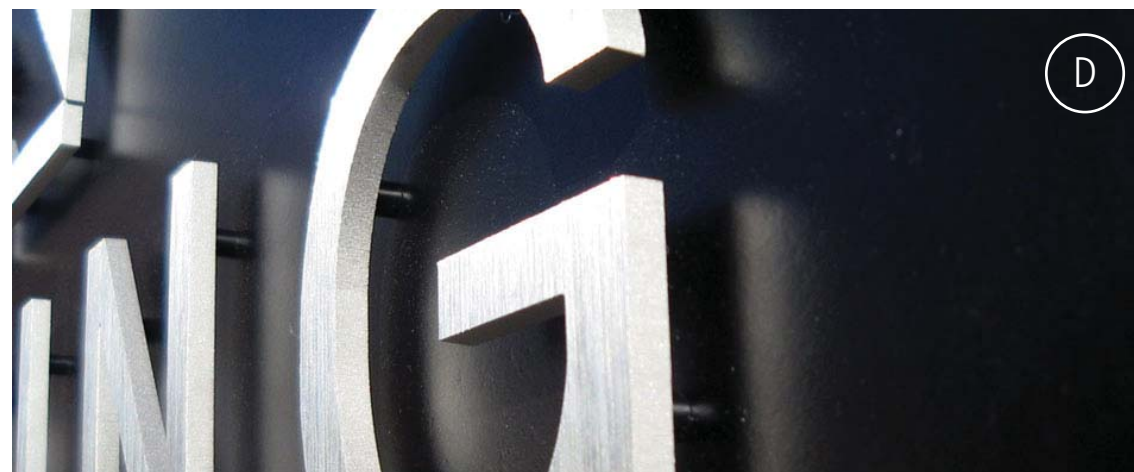
SITE LIGHTING PLAN - ROOF DECK

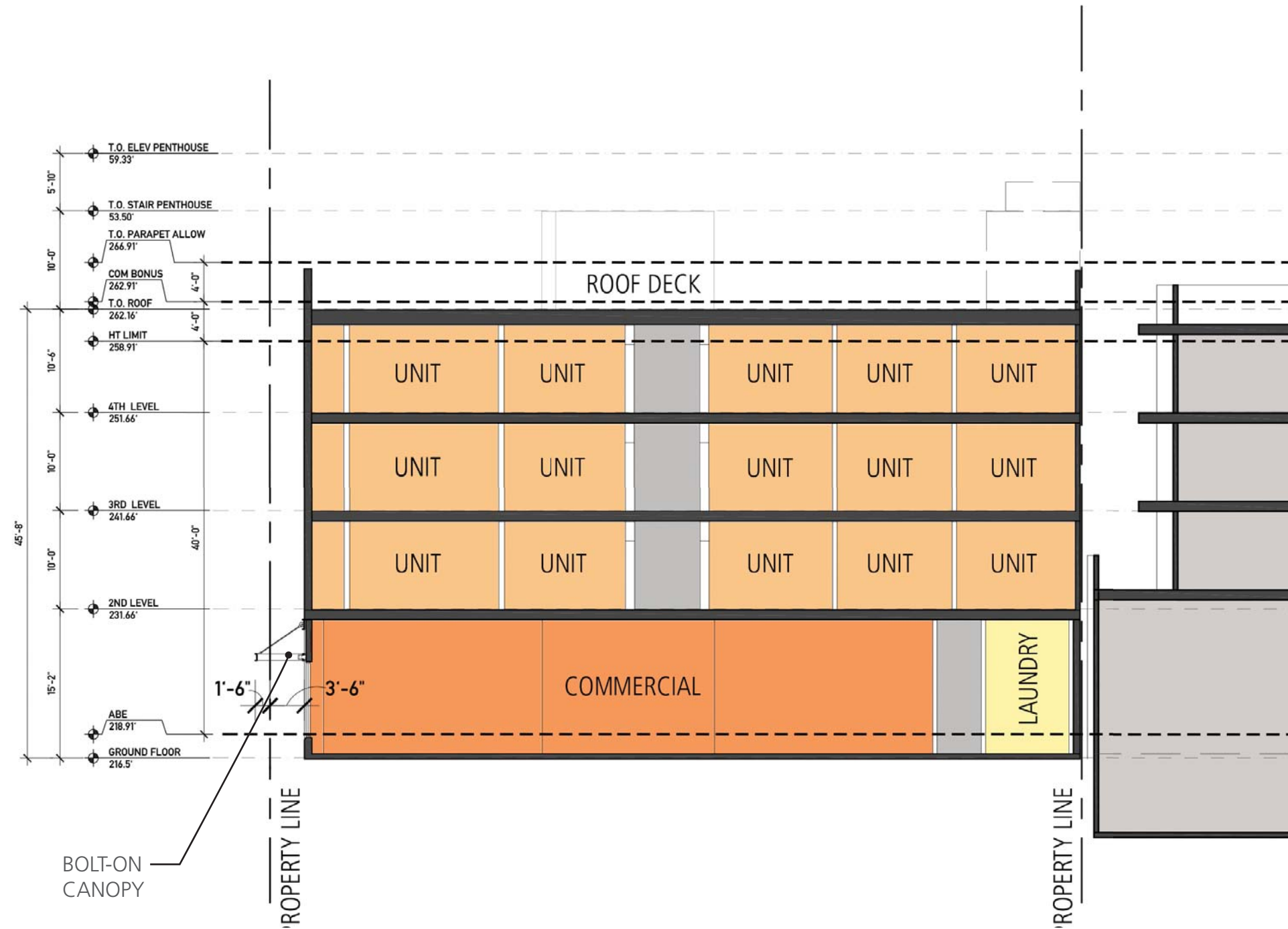


SITE LIGHTING PLAN - 2ND LEVEL DECK

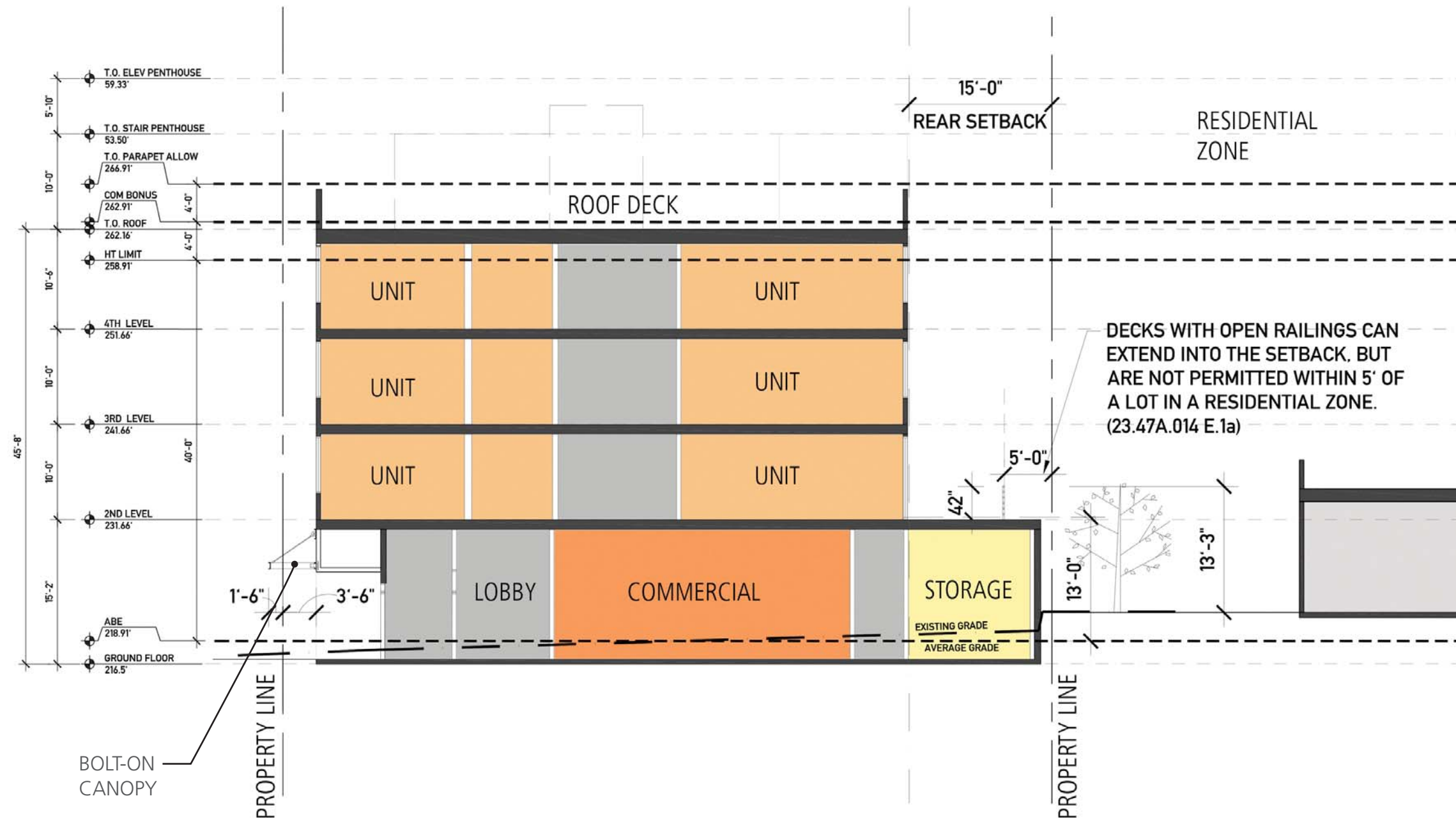








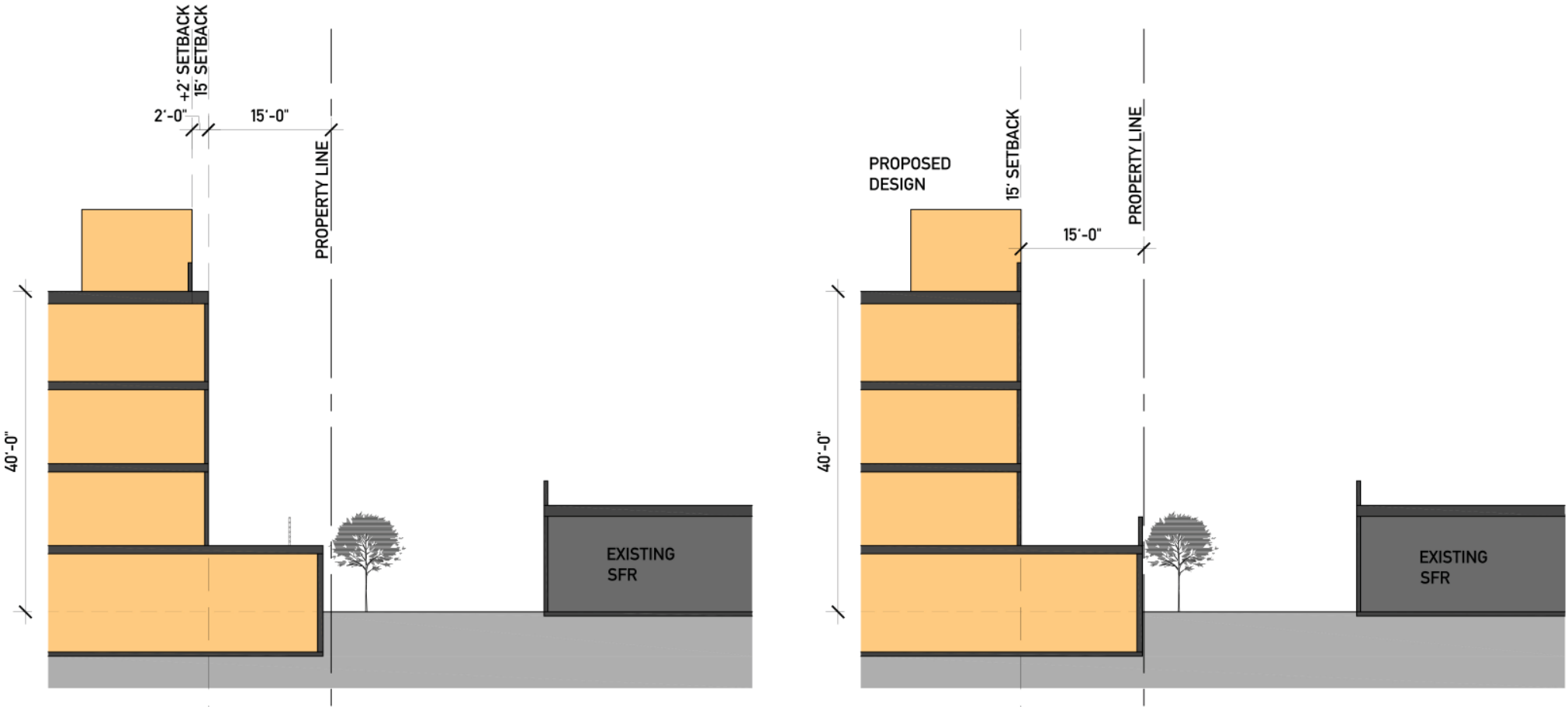
SECTION A

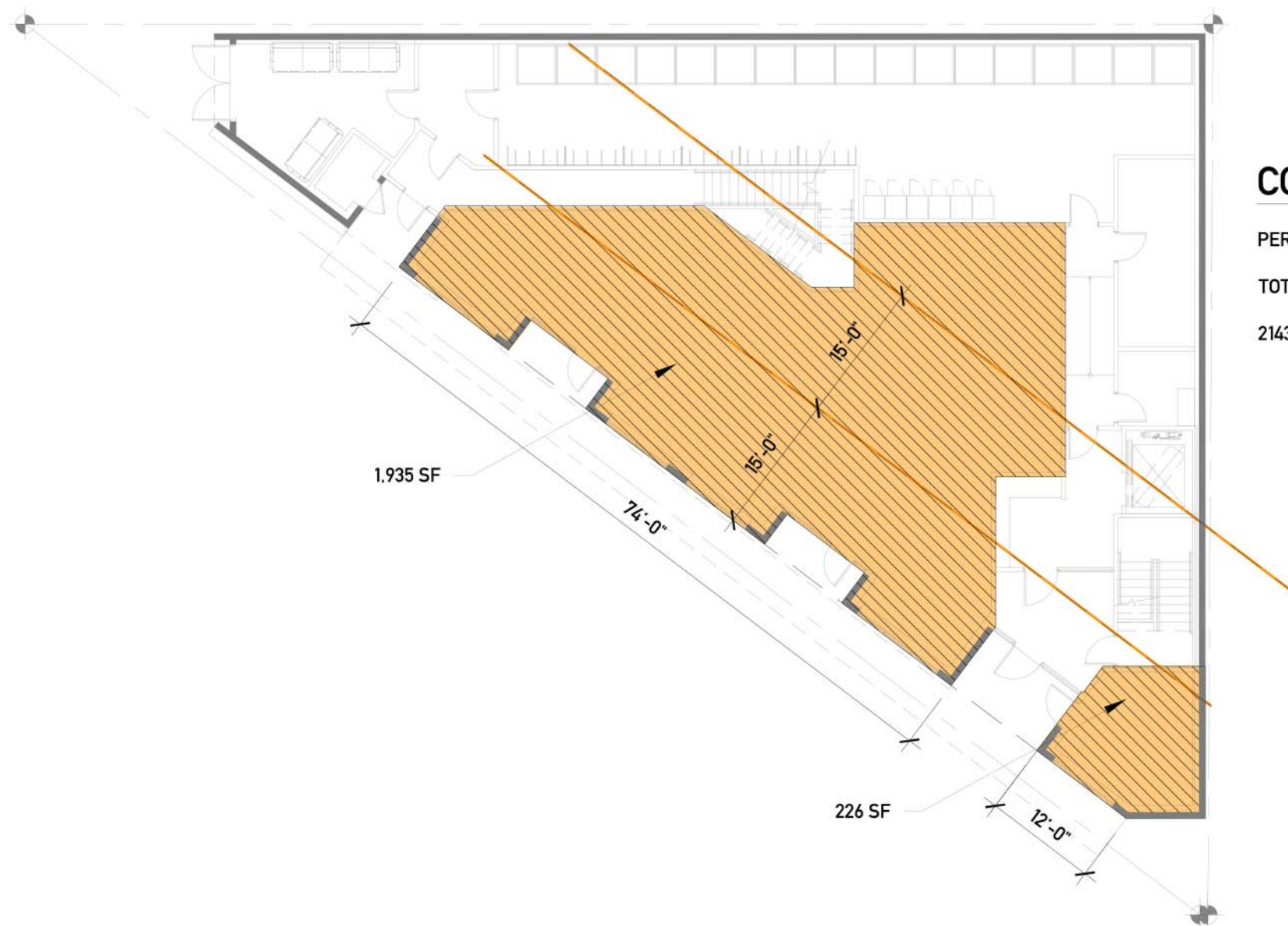


SECTION B

LAND USE ANALYSIS TABLE – NC2P – 40			
SMC	SMC REQUIREMENT	DEPARTURE REQUESTED	DEPARTURE RATIONAL
23.47A.014 Setback Requirements	Setback required 15 feet + 2 feet for each additional 10 feet; no openings within 5 feet of residential lot line. Decks/balconies are permitted in setback no closer than 5 feet to lot line.	Eliminate additional 2 feet setback above 40 feet building height.	The top of the structure is at 40'. The parapet is above 40'. We'd like to maintain a continuous facade at all four sides of the building. We'd also like to avoid messy construction detailing that would be caused by stepping the parapet back 2' from the rear face of the building CS3-I-v a. Building Top- floor Design: We are clearly distinguishing the top of the building by providing a consistent cornice around the top of the building. At a couple of areas the parapet changes height, but the cornice design remains the same. The building is relatively small and we do not want to introduce another cornice detail as it will detract from strength of the design.

DEPARTURE GRAPHIC:
SETBACK REQUIREMENT





COMMERCIAL AREA AVERAGE DEPTH

PER SMC 23.47A.008.B.3

TOTAL COMMERCIAL AREA: 1917 + 226 = 2143 SF

$2143 / 86 = 25'$ AVERAGE < $30'$ AVERAGE MIN. (DEPARTURE REQUESTED)

DEPARTURE GRAPHIC:
AVERAGE MIN. COMMERCIAL DEPTH



GROUND FACE CMU
COLOR: KHAKI, MM

FIBER CEMENT PANEL
COLOR: CREAMY, SW 7012

HORIZ. SHIP LAP CEDAR SIDING,
LIGHT STAIN

HORIZ. FIBER CEMENT SIDING
COLOR: CHATEAU BROWN, SW 7510

(SEE PGS. 24-25 FOR MATERIALS NOT CALLED-OUT HERE)